Sub

None

## **Lots & Land Agent Full Detail Report**

Schedule a Showing

Lot#

Page 1 of 1

Property Type LOTS AND LAND Status Active CDOM 1 DOM Auction No MLS # 201702381 **LP** \$350,000

**Cross Street** 

W Perry Road Ligonier IN 46767 Status Active

Area Noble County Parcel ID 57-01-16-300-004.000-013 Type Agricultural Land

**School District** WNS Elem West Noble JrH West Noble SrH West Noble

REO No Short Sale No

Legal Description Part Of: W1/2 Se1/4 Sec 16 32.53a, E 1/2 Sw 1/4 Sec 16 32.44a, E 1/2 Sw 1/4 Sec 16 32.44a

Directions Take Gerber St. to Perry Road. Turn West. Properties will be on the north and south sides of the road, look for Tract

Remarks This property is going for ABSOLUTE AUCTION on Feb. 16, 2017, 6:30pm at the Ligonier UMC Fellowship Hall. It is being offered in 9 tracts, you can bid on individual tracts, a combination of tracts or the whole farm. Auction Range: \$350,000-\$650,000. Absolute Auction means that the property will sell regardless of price, don't miss this opportunity! This Listing Report is focusing on Tracts 2,3,4,5, 7, 8 & 9.

Agent Remarks Absolute Auction: Thursday, Feb. 16, 2017, 6:30 pm. Ligonier UMC Fellowship Hall. Terms: 10% down the day of the auction with the balance at closing. The seller will pay the 2016 due in 2017 taxes with the buyer to assume all taxes thereafter. The sellers will provide a Trustee's Deed at closing and will provide an Owner's Title Insurance Policy. Possession will be at closing. Closing will be on or before March 30, 2017. If survey is required, the costs will be split 50/50.

Lot Lot Ac/SF/Dim 91.5000 / 3,985,740 / 91.5 acres

**Parcel Desc** Partially Wooded, Tillable, 15+ **Platted Development** Platted Y/N Yes No

\$\$3,825.14 Township **Date Lots Available** Price per Acre

Road Access Type Use Agriculture, Commercial, County **Road Surface** Tar and Stone Road Frontage County

Type Water **Easements** None Yes

Type Sewer None Water Frontage

Type Fuel None **Assn Dues** Not Applicable

Electricity Other Fees None

DOCUMENTS AVAILABLE Plat Map, Aerial Photo, Agency, Soil Map **Features** 

Strctr/Bldg Imprv No

Can Property Be Divided? Yes

**Water Access** 

**Water Name** Lake Type

Water Features

Water Frontage Channel Frontage **Water Access** 

Auction No **Auctioneer Name** Chad Metzger Auctioneer License # AC31300015

**Owner Name** Margaret Leslie

Financing: **Existing** Proposed **Excluded Party** None

Year Taxes Payable 2016 Assessed Value **Annual Taxes** \$4,196.22 Exemption

Is Owner/Seller a Real Estate Licensee Possession DOC

List Office Metzger Property Services, LLC - office: 260-982-0238 Chad Metzger - Cell: 260-982-9050 List Agent

Agent ID RB14045939 Agent E-mail chad@metzgerauction.com **Co-List Office** Co-List Agent

Call or Email: 260.982.0238 **Showing Instr** 

1/19/2017 No Show Comments **Exp Date** 6/19/2017 **Publish to Internet** Show Addr to Public Allow AVM List Date Yes Yes Yes

**BBC** .5% **IDX** Include Contract Type Exclusive Right to Sell Variable Rate No. Special Listing Cond. None

**Virtual Tours:** Type of Sale

**Pending Date Closing Date Selling Price How Sold** CDOM 1

**Total Concessions Paid** Sold/Concession Remarks

Sell Off Sell Agent Co-Sell Off Co-Sell Agent

> Presented by: Tiffany Reimer / Metzger Property Services, LLC

> > Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC Featured properties may not be listed by the office/agent presenting this brochure.