

Listings as of 11/17/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
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<b>MLS #</b> 202046115	** S State Road 13	Warsaw	IN 46580	<b>Status</b> Active	<b>LP</b> \$0
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<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-16-16-200-001.000-015	<b>Type</b> Agricultural Land	
<b>Sub</b> None	<b>Cross Street</b>		<b>Lot #</b>
<b>School District</b> WTK Elem Pierceton	JrH Whitko	SrH Whitko	
<b>REO</b> No	<b>Short Sale</b> No		
<b>Legal Description</b> Approximately 3.5+/- Acres part of: 017-064-002 Pt S 1/2 Se 16-31-7 9.55A			
<b>Directions</b> From SR 14, Head North on SR 13. Property is on West side of road, about 2 miles north of Sidney.			
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b> Agriculture

**Remarks** A Total 9.55 +/- Acres going to Auction on Tuesday, December 8, 2020 at 6:00 PM! This is Tract 2 which features 3.5 +/- Acres of Tillable Acreage that would be a Nice Potential Building Site! Property is located on the West Side of St. Rd. 13 just north of Sidney! Bid on this tract individually or in combination with Tract 1 for 9.55 +/- Country Acres! OPEN HOUSE: November 30, 5:30 - 6 pm.

**Agent Remarks** Auction: Tuesday, 12.8.20 at 6:00 PM Open House: Monday, 11.30.20 at 5:30-6 PM TERMS: Tract 1: \$1,000.00 down the day of the auction. Tract 2: 10% down with the balance due at closing. Possession at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	3.5000 / 152,460 / 515 x 330			
<b>Parcel Desc</b>	Tillable, 3-5.9999	<b>Platted Development</b>	No	<b>Platted Y/N</b>	Yes		
<b>Township</b>	Monroe	<b>Date Lots Available</b>		<b>Price per Acre</b>	\$ \$0.00		
<b>Type Use</b>	Agriculture, Residential	<b>Road Access</b>	State	<b>Road Surface</b>	Tar and Stone	<b>Road Frontage</b>	State
<b>Type Water</b>	None	<b>Easements</b>	Yes				
<b>Type Sewer</b>	None	<b>Water Frontage</b>					
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable				
<b>Electricity</b>	Available	<b>Other Fees</b>					

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

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be Divided?</b>	No		
<b>Water Access</b>		<b>Water Name</b>		<b>Lake Type</b>	
<b>Water Features</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Auction</b> Yes	<b>Auctioneer Name</b>	Chad Metzger	<b>Auctioneer License #</b>	AC31300015	
<b>Owner Name</b>		<b>Financing: Existing</b>		<b>Proposed</b>	
<b>Annual Taxes</b>	\$921.88	<b>Exemption</b>		<b>Year Taxes Payable</b>	2020
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	at closing	<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent ID</b>	RB14045939	<b>Agent E-mail</b>	chad@metzgerauction.com		
<b>Co-List Office</b>		<b>Co-List Agent</b>			

<b>List Date</b>	11/16/2020	<b>Exp Date</b>	3/31/2021	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>BBC</b>	1.5%	<b>Variable Rate</b>	No	<b>Special Listing Cond.</b>	None		

<b>Virtual Tours:</b>		<b>Type of Sale</b>			
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b>	1
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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