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

Schedule a Showing

Lot#

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Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes MLS # 202100960 \*\* 11th Road Bourbon IN 46504 Status Active **LP** \$0

Area Marshall County Parcel ID 50-33-08-000-023.000-018 Type Residential Land Sub None **Cross Street** 

**School District** PLYM Elem JrH Riverside SrH Plymouth Jefferson

REO No Short Sale No

**Legal Description** ACREAGE: .23 AUDITOR DESC: 16' E NE COR L29 PEARSONS ADD TH S LEGAL DESC: & ACREAGE:

Directions From US 30, Head West on 11th Road. Property is on North side of road before the road Ts into Lincoln Hwy.

Inside City Limits N City Zoning County Zoning OT Zoning Description

Remarks 1.07+/- Acres being offered in 2 tracts going to Auction on Saturday, January 30, 2021 at 1:00 PM! This is Tract 2 which features over a half acre of land! Great spot for a Potential Building Site! Bid on this tract individually or in combination for the entirety of 1.07+/- Acres!

Agent Remarks Auction: Sat. 1.30.21 at 1:00PM Open House: Sun. 1.24.21 1-2:00PM TERMS: \$1,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Lot Zoning Lot Ac/SF/Dim 0.6300 / 27,443 300 x 120

Parcel Desc 0-2.9999 **Platted Development** Platted Y/N Yes No

**Date Lots Available** Price per Acre \$\$0.00 Township Center

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

**Easements** Type Water None Yes

Type Sewer None Water Frontage

Type Fuel None **Assn Dues** Not Applicable

Electricity Available Other Fees

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

Strctr/Bldg Imprv No

Can Property Be Divided? No

**Water Access** 

**Water Name** Lake Type

**Water Features** 

Water Frontage Channel Frontage **Water Access** 

Auction Yes **Auctioneer Name** Chad Metzger Auctioneer License # AC31300015

**Owner Name** 

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

Year Taxes Payable 2020 Assessed Value **Annual Taxes** \$168.84 Exemption Homestead, Supplemental

Is Owner/Seller a Real Estate Licensee Possession At Closing

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

**Showing Instr** Showing time or Open House

Yes Show Addr to Public Exp Date 5/31/2021 **Publish to Internet** Allow AVM Yes Show Comments List Date 1/11/2021 Yes Yes

**BBC** 1.0% **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 0

**Total Concessions Paid** Sold/Concession Remarks

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

> Presented by: Chad Metzger / Metzger Property Services, LLC

> > Information is deemed reliable but not guaranteed.

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