


Listings as of 03/14/2017

Property Type	LOTS AND LAND		Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201710250	400 E 500 S.	Warsaw	IN	46580	Status	Active	LP	\$250,000	
										
Area	Kosciusko County			Parcel ID	43-16-09-400-136.000-015					
Sub	None			Cross Street	Lot #					
School District	WTK	Elem	Pierceton	JrH	Whitko	SrH Whitko				
REO	No			Short Sale	No					
Legal Description	17-34-2 W 1/2 NW 9-31-7 80.00A									
Directions	at the intersection of 500 S. and 400 E.									

Remarks This property is going for ABSOLUTE Auction on April 22, 2017, 10 am at the property. Open Houses: April 5, 5-6pm and April 9, 1-3pm. Auction Estimate: \$250,000 - \$400,000. Tracts 2-6 offer 74 acres of Recreational Land or building sites. Bid on all tracts, a combination or the whole farm. Absolute auction means the property sells regardless of price!!

Agent Remarks Auction: 4.22.17, 10 am at the property. Open Houses: 4.5.17, 5-6pm and 4.9.17, 1-3pm. Absolute auction, property sells regardless of price! Terms: 10% down with the balance at closing. Taxes prorated to the day of closing. Possession at closing. Survey costs to be shared 50/50 between buyer(s) and seller. Buyer reps must preregister 24 hours in advance of the auction and must be present at all showings, open houses and the auction to receive a split.

Sec	Lot	Zoning	Lot Ac/SF/Dim		74.0000 / 3,223,440 / 2626 x 1321						
Parcel Desc	Heavily Wooded, Partially Wooded, 15+		Platted Development	No				Platted Y/N	Yes		
Township	Monroe		Date Lots Available				Price per Acre	\$3,378.38			
Type Use	Agriculture, Camp/RV with		Road Access	County	Road Surface	Tar and Stone	Road Frontage	County			
Type Water	None				Easements	Yes					
Type Sewer	None				Water Frontage						
Type Fuel	None				Assn Dues	Not Applicable					
Electricity	None				Other Fees						
Features					DOCUMENTS AVAILABLE		Aerial Photo, Agency				
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											
Financing:	Existing		Proposed		Excluded Party		None				
Annual Taxes	\$2,770.06 Exemption		Year Taxes Payable		2016		Assessed Value				
Is Owner/Seller a Real Estate Licensee					No						
List Office	Metzger Property Services, LLC - office: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050					
Agent ID	RB14045939		Agent E-mail	chad@metzgerauction.com							
Co-List Office					Co-List Agent						
Showing Instr					Open Houses or Showing Time						
List Date	3/13/2017	Exp Date	8/6/2017	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell		BBC	1%	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					

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