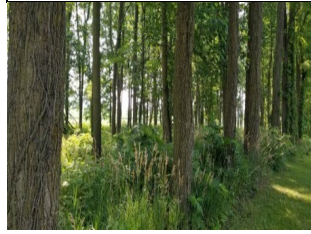


Listings as of 07/30/2021

**Property Type** LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes  
**MLS #** 202130935 **\*\*272 County Road 2** **Wolcottville** **IN 46795** **Status** Active **LP** \$0



**Area** Dekalb County **Parcel ID** 17-01-06-400-004.000-004 **Type** Agricultural Land  
**Sub** None **Cross Street**  
**School District** DCU Elem **Country Meadow** JrH Dekalb **Lot #** SrH Dekalb  
**REO** No **Short Sale** No  
**Legal Description** Approximately 4+/- Acres part of: Pt NE & NW Cor NE1/4 SE1/4  
**Directions** From SR 4, turn South onto SR 327. Head West on CR 2, property is on the South side of the road.  
**Inside City Limits** N **City Zoning** **County Zoning** A1 **Zoning Description**

**Remarks** 4+/- Acres of Recreational Woods selling via Online Only Auction on Thursday, August 19, 2021 - Bidding begins closing out at 6:00 PM! This is Tract 2 which features 4+/- of Recreational Woods! Potential Building Site to build as you desire! Bid on this tract individually or in combination with Tract 1 for a total of 8+/- Acres!

**Agent Remarks** Online Auction: Thurs. 8.19.21 6pm Open House: Wed. 8.11.21 5-6pm & Sun. 8.15.21 1-2pm TERMS: \$5,000 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

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	4.0000 / 174,240 / 345 x 520
<b>Parcel Desc</b>	Heavily Wooded, 3-5.9999	<b>Platted Development</b>	No	<b>Platted Y/N</b> Yes
<b>Township</b>	Fairfield	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00
<b>Type Use</b>	Recreational	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone <b>Road Frontage</b> County
<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

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**Water Access**

**Water Name** **Lake Type**

**Water Features**

**Water Frontage** **Channel Frontage** **Water Access**

**Auction** Yes **Auctioneer Name** Chad Metzger & Tim Holmes **Auctioneer License #** AC31300015

**Owner Name**

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

**Annual Taxes** \$1,536.04 **Exemption** Homestead, Mortgage, **Year Taxes Payable** 2021 **Assessed Value**

**Is Owner/Seller a Real Estate Licensee** No **Possession** At Closing

**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**

**List Date** 7/29/2021 **Exp Date** 10/31/2021 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

**IDX Include** Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **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: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.