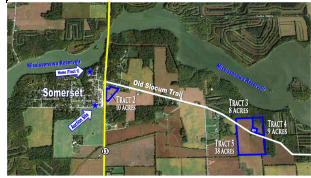


Listings as of 06/27/2017

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** No
MLS # 201729201 **State Road** 13 & Slocum Trail **LaFontaine** **IN** 46940 **Status** Active **LP** \$260,000



Area Wabash County **Parcel ID** 85-18-26-303-028.000-013 **Type** Agricultural Land
Sub None **Cross Street**
School District WAC Elem Southwood **JrH** Southwood **Lot #** SrH Southwood
REO No **Short Sale** No
Legal Description Tract 2:OP MOUNTVERNONLOTS7&8&PT VAC WALNUT ST& LOTS 9,10,11,12&PT
Directions Turn East off of St. Rd. 13 onto Old Slocum Trail. Look for Signs!

Remarks These properties are going to auction: July 27, 2017, 6:30 pm at the Somerset Community Building. Auction Estimate for Tracts 2-5, \$260,000-\$520,000. This auction features 65 +/- acres of cropland, woods and potential building sites offered in 4 tracts. High quality, productive soils with an average of 154.7. Bid on a tract individually, a combination of tracts or the whole. Tract 1 is a beautiful ranch style home overlooking Mississenewa Reservoir. (MLS# 201729028) Call today for your private showing or come to the open house: July 16, 1-3 pm. If Tracts 3 & 4 are sold separately, they will require a variance from the Wabash County Plan Commission.

Agent Remarks Auction: 7.27, 6:30 pm at Somerset Community Building. Terms & Conditions in Docs. RE Brokers must preregister 24 hrs in advance, form in docs. If Tract 3 & 4 are sold separately, they will require a variance from the Wabash County Plan Commission.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 65.0000 / 2,831,400 / 1849 x 1409
Parcel Desc Partially Wooded, Tillable, 6-9.999, **Platted Development** No **Platted Y/N** Yes
Township Waltz **Date Lots Available** **Price per Acre** \$4,000.00
Type Use Agriculture, Residential, **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, Soil Map

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 Finch
Financing: Existing Proposed Excluded Party None
Annual Taxes \$2,348.62 **Exemption** **Year Taxes Payable** 2017 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** TBD
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 House: July 16, 1-3pm. Call or Email
List Date 6/26/2017 **Exp Date** 12/12/2017 **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**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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