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|----------------------|---------------|---------------|--------|-------------|-------|---------------|--------|----------------|----------|
| Property Type | LOTS AND LAND | Status | Active | CDOM | 57 | DOM | 1 | Auction | No |
| MLS # | 201729681 | 6303 S 250 | Macy | IN | 46951 | Status | Active | LP | \$30,000 |



| | | | | | | |
|------------------------|---------------|---------------------|--------------------------|--------------|-------------------|--------|
| Area | Fulton County | Parcel ID | 25-12-16-200-008.010-004 | Type | Agricultural Land | |
| Sub | None | Cross Street | | Lot # | | |
| School District | CAST Elem | Caston | JrH | Caston | SrH | Caston |
| REO | No | Short Sale | No | | | |

Legal Description Approximately 9.5 acres of Pt Sw Sw Ne 16-29-3 10.46a
Directions From Rochester take US 31 South, turn west onto 650S., continue on 650 S/Main Street around the lakes. Take Curve onto 250 E. Home is on east side of the road, look for signs!

Remarks This property is going to auction on July 17, 2017 at 6 pm at the property. Auction estimate: \$30,000 - \$70,000. This is tracts 2 & 3 of the auction, you can bid on them individually or in combination. Great mix of cropland and building sites to create your homestead or mini farm. This is tracts 2 & 3 of the auction, you can bid on them individually, in combination or the entirety. If property sells in a combination, it will require subdivision subject approval from Fulton County Area Plan. Home is tract 1 and is MLS# 201729568. Open House: July 11, 5:30-6:30 pm

Agent Remarks Auction: 7.17.17, 6 pm at the property. Estimate: \$30,000-\$70,000. Terms: \$1,000 down the day of the auction, balance at closing. Survey costs, if required will be split 50/50. RE BROKERS must preregister 24 hrs in advance, form is in docs.

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|--------------------|---------------------------|----------------------------|----------------------|------------------------------|---------------|----------------------|--------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim | 9.5000 / 413,820 / 790 x 621 | | | |
| Parcel Desc | Corner, Tillable, 6-9.999 | Platted Development | No | Platted Y/N | Yes | | |
| Township | Liberty | Date Lots Available | | Price per Acre | \$3,157.89 | | |
| Type Use | Agriculture | 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 | | Financing: Existing | | Proposed | | Excluded Party | None | | | | |
| Annual Taxes | \$620.16 | Exemption | | Year Taxes Payable | 2017 | Assessed Value | | | | | |
| Is Owner/Seller a Real Estate Licensee | No | Possession | AFTER CURRENT TENANTS' RIGHTS | List Agent | Chad Metzger - Cell: 260-982-9050 | | | | | | |
| List Office | Metzger Property Services, LLC - office: 260-982-0238 | Agent ID | RB14045939 | Agent E-mail | chad@metzgerauction.com | | | | | | |
| Co-List Office | | Co-List Agent | | | | | | | | | |
| Showing Instr | Showing Time or Open House | | | | | | | | | | |
| List Date | 6/28/2017 | Exp Date | 7/30/2017 | 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 | 57 | | |
| 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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