


Property Type	LOTS AND LAND		Status	Active	CDOM	14	DOM	14	Auction	No
MLS #	201747237	10584 S 700 E-43	South Whitley		IN	46787	Status	Active	LP	\$40,000
	Area	Kosciusko County		Parcel ID	43-19-01-300-065.000-009Type Residential Land					
	Sub	None		Cross Street	Lot #					
	School District	WTK	Elem	South Whitley	JrH	Whitko		SrH	Whitko	
	REO	No		Short Sale	No					
	Legal Description	019-051-001 SW 1-30-7 20.51A								
	Directions	at the intersection of 700 E. & 1050 S. go East, property is on South Side, look for signs!								

Remarks This property is going to auction, Nov. 9, 2017, 6pm at the neighboring property. Auction estimate: \$40,000 - \$150,000. Great 20.51 acre piece overlooking a beautiful pond! Awesome building site or great place to get away or to use the barns for storage! Bid on one tract individually, or in combination with Tract 1: MLS#201746592

Agent Remarks This property is going to auction, Nov. 9, 2017, 6pm at the neighboring property. Auction estimate: \$40,000 - \$150,000. Terms: \$1,000 down the day of the auction with the balance at closing. Taxes prorated. No Survey, if required, costs will be split 50/50 between buyer & seller. RE BROKERS: Must preregister 24 hrs in advance & be present at all showings & the auction. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim		20.5100 / 893,416 / 964 x 1621						
Parcel Desc	Partially Wooded, Pasture, Undeveloped,			Platted Development	No		Platted Y/N Yes				
Township	Jackson		Date Lots Available				Price per Acre	\$1,950.27			
Type Use	Residential, Recreational		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						
					LAND FEATURES Barn, Shed, Other Buildings						
Strctr/Bldg Imprv	Yes										
Can Property Be Divided?	No										
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	Rhoades										
Financing:	Existing			Proposed			Excluded Party		None		
Annual Taxes	\$1,990.44Exemption			Year Taxes Payable		2017		Assessed Value			
Is Owner/Seller a Real Estate Licensee	No			Possession		DOC					
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	10/11/2017	Exp Date	2/28/2018	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	2%	Variable Rate	No	Special Listing Cond.	None	
Virtual Tours:			Unbranded Virtual Tour				Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM 14			
Total Concessions Paid			Sold/Concession Remarks								
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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