

**Property Type** LOTS AND LAND**Status** Active**CDOM** 1**DOM** 1**Auction** No**MLS #** 201800708    8095 \* S 200 W.    Claypool    IN 46510    **Status** Active    **LP** \$168,000**Area** Kosciusko County**Parcel ID** 43-15-29-100-048.000-001 **Type** Agricultural Land**Sub** None**Cross Street****Lot #****School District**

WRS Elem

Claypool

JrH Edgewood

**SrH** Warsaw**REO** No**Short Sale** No**Legal Description** approximately 28 acres part of: 001-113-002 E PT N 1/2 NE 29-31-6 35.00A**Directions** 1 mile Southeast of Claypool on CR 200 W. just south of 800 S., look for Metzger Auction signs.

**Remarks** This property is going as Tract 1 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$126,000 - \$210,000. Total 100 Acres being offered in 3 tracts, great farming opportunity or fantastic building sites. Tract 1 has 28 acres of Quality tillable acreage with a soils average of 145.9. Bid on this tract individually, a combination or the whole farm!

**Agent Remarks** This property is going as Tract 1 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$126,000 - \$210,000. TERMS: 10% down with the balance due at closing. RE BROKERS must register 24 hours in advance & be present at the auction. Form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	28.0000 / 1,219,680 / 729x613	Platted Y/N	Yes
<b>Parcel Desc</b>	Corner, Partially Wooded, Tillable, 15+		<b>Platted Development</b>	No		
<b>Township</b>	Clay	<b>Date Lots Available</b>		<b>Price per Acre</b>	\$6,000.00	
<b>Type Use</b>	Agriculture, Residential	<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>	None			<b>Other Fees</b>		

**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 #**

AC 31300015

**Owner Name** Harman**Financing:** Existing**Proposed****Excluded Party** None**Annual Taxes** \$712.79**Exemption**

Homestead, Supplemental

**Year Taxes Payable**

2018

**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** Showingtime or call**List Date** 1/5/2018**Exp Date**

5/30/2018

**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** .5%**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

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