


<b>Property Type</b>	LOTS AND LAND		<b>Status</b>	Active		<b>CDOM</b>	1	<b>DOM</b>	1	<b>Auction</b>	No
<b>MLS #</b>	201800709	200 W**	Claypool	IN	46510	<b>Status</b>	Active		<b>LP</b>	\$222,000	
	<b>Area</b>	Kosciusko County		<b>Parcel ID</b>	43-15-29-100-297.000-001		<b>Type</b>	Agricultural Land			
	<b>Sub</b>	None		<b>Cross Street</b>	<b>Lot #</b>						
	<b>School District</b>	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw			
	<b>REO</b>	No		<b>Short Sale</b>	No						
	<b>Legal Description</b>	approximately 37 acres part of:001-113-003 Pt S 1/2 NE & Pt Wildlife Habitat (17.80A) 29-31-6 59.61A									
<b>Directions</b>	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 2 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$166,500 - \$277,500. 100 Acres being offered in 3 tracts, great farming opportunity with fantastic building sites. Tract 2 offers 27 acres with tillable acreage with a soils average of 110.3. Bid on this tract individually, a combination or the whole farm!

**Agent Remarks** This property is going as Tract 2 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$166,500 - \$277,500. TERMS: 10% down with the balance due at closing. RE BROKERS must register 24 hours in advance of the auction, form in docs.

Sec	Lot	Zoning	AG General Agriculture District		Lot Ac/SF/Dim	37.0000	/	1,611,720	/	1425x955x1817x800		
Parcel Desc	Partially Wooded, 15+		Platted Development			No			Platted Y/N			Yes
Township	Clay		Date Lots Available						Price per Acre		\$ \$6,000.00	
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, Soil Map

Strctr/Bldg Imprv		No															
Can Property Be Divided?		Yes															
Water Access																	
Water Name				Lake Type													
Water Features		None															
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	\$428.99	Exemption		No Exemptions				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																	
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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