

Property Type LOTS AND LAND**Status** Active**CDOM** 1**DOM** 1**Auction** No**MLS #** 201800714 **S** 200*** **Claypool** **IN** 46510 **Status** Active **LP** \$210,000**Area** Kosciusko County**Parcel ID** 43-15-29-200-005.000-001 **Type** Agricultural Land**Sub** None**Cross Street****Lot #****School District** WRS Elem**Claypool****JrH** Edgewood**SrH** Warsaw**REO** No**Short Sale** No**Legal Description** 001-116-004 PT E 1/2 MDL PT 29-31-6 35.19A PER SURVEY**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 3 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$157,500 - \$262,500. 100 Acres being offered in 3 tracts, great farming opportunity or utilize as a fantastic building site. This tract has 35 acres with 27 acres of Tillable acreage with a soils average of 106.3. Bid on this tract individually, a combination or the whole farm!

Agent Remarks This property is going as Tract 3 to auction on January 25, 2018 at 6:30 pm, at the Claypool UMC Fellowship Hall. Auction estimate: \$157,500 - \$262,500. TERMS: 10% down with the balance due at closing. RE BROKERS must register 24 hours in advance and be present at the auction. Registration form in docs.

Sec 29- Lot **Zoning** AG General Agriculture District **Lot Ac/SF/Dim** 35.0000 / 1,524,600 / 1815x798x1966x771**Parcel Desc** Partially Wooded, Undeveloped, Tillable, **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 #** AC31300015**Owner Name****Financing:** Existing**Proposed****Excluded Party** None**Annual Taxes** \$312.89 **Exemption****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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