


Property Type	LOTS AND LAND		Status	Active	CDOM	1	DOM	1	Auction	No	
MLS #	201803835		** E State Rd 14		Silver Lake		IN 46982		Status	Active	LP \$140,000
			Area	Kosciusko County		Parcel ID	43-18-06-200-118.000-013		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 20 acres part of 035-044-002.B TR E 1/2 SE 2-30-6 44.60A							
Directions	Take State Road 14 to 100 E., farm is at intersection, look for signs!										

Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$120,000 - \$160,000 Tract 2 is a High Quality, Patterned-Tiled Farm with a Soils Average of: 131.4. Tile Map is in photos. Bid on this tract individually, in combination or bid on the whole farm.

Agent Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$120,000 - \$160,000 TERMS: 10% down with the balance due at closing. RE BROKERS: Must Register 24 hrs in advance of the auction and be present at the auction. Registration form in docs

Sec	Lot	Zoning	Lot Ac/SF/Dim		20.0000	/	871,200	/	1300 x 650			
Parcel Desc	Level, Rolling, Tillable, 15+		Platted Development		No		Platted Y/N					Yes
Township	Lake		Date Lots Available				Price per Acre		\$7,000.00			
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, 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	\$851.06	Exemption						Year Taxes Payable		207	
Is Owner/Seller a Real Estate Licensee		No				Possession		immediate			
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	2/1/2018	Exp Date	8/30/2018	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	No
IDX Include	Y	Contract Type		Exclusive Right to Sell		BBC	0.5%	Variable Rate		No	Special Listing Cond.
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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