


| Property Type | LOTS AND LAND | Status | Back on Market | CDOM | 2 | DOM | 2 | Auction | No |
|--|--------------------------|---|---------------------|--------------------------|-------------|-------------------|----------------|-----------|-----------|
| MLS # | 201801763 | *** S 100 | Silver Lake | IN | 46982 | Status | Back on Market | LP | \$170,220 |
|  | Area | Kosciusko County | Parcel ID | 43-18-04-200-047.000-013 | Type | Agricultural Land | Lot # | | |
| | Sub | None | Cross Street | | | | | | |
| | School District | WRS Elem | Claypool | JrH | Edgewood | | | | |
| | REO | No | Short Sale | No | | | | | |
| | Legal Description | 035-036-001.A Pt E 1/2 Se 4-30-6 28.37A | | | | | | | |
| | Directions | Go west from Silver Lake on St. Rd. 14, farm is at the intersection of 100 W. and 14. Look for signs! | | | | | | | |

Remarks This property is going for Auction on March 8, 6:30pm at South Pleasant UMC Fellowship Hall. Auction estimate: \$141,850. - \$226,960.00. This is Tract 3 of the auction featuring 28.37 acres of quality tillable cropland with a soils average of: 144.2. Great location, productive soils, irrigation potential! Bid on this tract individually or combine with any of the other 4 tracts for 150+/- acres!

Agent Remarks This property is going for Auction on March 8, 6:30pm at South Pleasant UMC Fellowship Hall. Auction estimate: \$141,850. - \$226,960. TERMS: 10% down with the balance due at closing. RE BROKERS: Must be present at the auction and register 24 hours in advance. Registration form in docs.

| | | | | | | | | | |
|--------------------|-------------------------------|----------------------------|---------------------------------|----------------------|----------------------------------|-----------------------|------------|--|--|
| Sec | Lot | Zoning | AG General Agriculture District | Lot Ac/SF/Dim | 28.3700 / 1,235,797 / 1867 x 834 | | | | |
| Parcel Desc | Level, Rolling, Tillable, 15+ | Platted Development | No | | | Platted Y/N | Yes | | |
| Township | Lake | Date Lots Available | | | | Price per Acre | \$6,000.00 | | |
| Type Use | Agriculture | Road Access | State | Road Surface | Tar and Stone | Road Frontage | State | | |
| 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? | No | | | | | | | | |
| Water Access | | | | | | | | | |
| Water Name | | Lake Type | | | | | | | |
| Water Features | | | | | | | | | |
| Water Frontage | | Channel Frontage | 0.00 | Water Access | | | | | |
| Auction | No | Auctioneer Name | Chad Metzger | Auctioneer License # | AC 31300015 | | | | |
| Owner Name | | | | | | | | | |
| Financing: | Existing | Proposed | | Excluded Party | None | | | | |
| Annual Taxes | \$725.33 | Exemption | No Exemptions | Year Taxes Payable | 2017 | Assessed Value | | | |
| 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 | 1/15/2018 | Exp Date | 5/30/2018 | 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. | None |
| Virtual Tours: | | | Unbranded Virtual Tour | | | | | Type of Sale | |
| Pending Date | | Closing Date | | Selling Price | | How Sold | | CDOM | 2 |
| Total Concessions Paid | | Sold/Concession Remarks | | | | | | | |
| Sell Off | | Sell Agent | | Co-Sell Off | | Co-Sell Agent | | | |
| | | Presented by: | Tiffany Reimer / Metzger Property Services, LLC | | | | | | |
| | | | Information is deemed reliable but not guaranteed. | | | | | | |
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