


Property Type	LOTS AND LAND		Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201803844	**** W 1200	Silver Lake		IN	46982	Status	Active	LP	\$400,000
	Area		Kosciusko County		Parcel ID		43-18-16-400-004.000-013			
	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 67 acres part of: 035-082-004 PT MDL PT N 1/2 16-30-6 84.85A PER CALC								
Directions		From State Road 15, turn east onto 1200 S., go 2 mi., property will be on the south side, look for signs!								

**Remarks** This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$335,000 - \$470,000. Tract 4 is a Quality Farm with a Soils Average of: 130.7 Could be mixed used as a building site with Great recreational potential, back of the farm has 13+/- acres of woods! 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: \$335,000 - \$470,000. 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.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	67.0000 / 2,918,520 / 2824 x 935
<b>Parcel Desc</b>	Level, Partially Wooded, Rolling, Tillable,		<b>Platted Development</b>	No
<b>Township</b>	Lake	<b>Date Lots Available</b>		<b>Price per Acre</b> \$5,970.15
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone
<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, Soil Map

Strctr/Bldg Imprv		No	
Can Property Be Divided?		Yes	
Water Access			
Water Name		Lake Type	
Water Features			
Water Frontage		Channel Frontage	
Auction		No	Auctioneer Name
		Chad Metzger	Auctioneer License #
			AC31300015
Owner Name			
Financing:		Existing	Proposed
Annual Taxes		\$3,389.06	Exemption
Is Owner/Seller a Real Estate Licensee		No	Year Taxes Payable
			2017
List Office		Metzger Property Services, LLC - office: 260-982-0238	Assessed Value
Agent ID		RB14045939	Excluded Party
Agent E-mail		chad@metzgerauction.com	None
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	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell
BBC	0.5%	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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