

Listings as of 04/30/2018

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes
MLS # 201817135 **E** 350* **Piercetion** **IN** 46562 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-12-33-400-080.000-029 **Type** Agricultural Land
Sub None **Cross Street**
School District WTK Elem Piercetion **JrH** Whitko **SrH** Whitko
REO No **Short Sale** No
Legal Description Approximately 21+/- acres part of: 009-130-001 E 1/2 NW 33-32-7 73.69A
Directions From 13, turn West onto 350 S., property will be prior to the intersection with 600 E. Look for signs!

Remarks Tract 1 is a 21+/- acres with 19.46 being quality tillable cropland-- this tract is also an excellent building site! This lot can be bought in combination with Tract 2 and Tract 3 for an 74+/- acre farm! This is an ABSOLUTE AUCTION, property will sell regardless of price!! AUCTION: June 7, 6:30 pm at the Piercetion Community Building.

Agent Remarks Terms: 10% down with the balance due at closing. RE BROKERS: Must register 24 hrs in advance of the auction & be present at the auction to receive compensation.

Sec Lot **Zoning** A-1 General Agricultural **Lot Ac/SF/Dim** 21.0000 / 914,760 / 1520' x 585'
Parcel Desc Partially Wooded, Undeveloped, Tillable, **Platted Development** No **Platted Y/N** Yes
Township Washington **Date Lots Available** **Price per Acre** \$0.00
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** Soil Test, Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name Gates Estate
Financing: **Existing** **Proposed** Cash, Conventional, USDA **Excluded Party** None
Annual Taxes \$1,317.84 **Exemption** No Exemptions **Year Taxes Payable** 2018 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After 2018 Fall Harvest
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 4/30/2018 **Exp Date** 6/30/2018 **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** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
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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