

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes
MLS # 201817167 **E** 350*** **Pierceton** **IN** 46562 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-12-33-400-080.000-029
Sub None **Cross Street**
School District WTK Elem Pierceton **JrH** Whitko **Lot #** SrH Whitko
REO No **Short Sale** No

Legal Description Approximately 20 acres part of: 009-130-001 E 1/2 NW 33-32-7 73.69A
Directions From State Road 13, turn west onto 350 S. Property will be on North Side of road, look for signs!

Remarks Tract 3 is a 20+/- acre swing tract. It is an excellent potential building site, has prime hunting ground and quality cropland. Swing Tract means this property must be purchased in combination with Tract 1 or 2 or by an adjoining land owner. This is an ABSOLUTE AUCTION, property will sell regardless of price! Auction: June 7, 6:30 pm, at the Pierceton Community Building.

Agent Remarks TERMS: 10% down the day of the auction with the balance due at closing. RE BROKERS: Must pre-register 24 hrs in advance and be present at the auction. Form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	20.0000 / 871,200 / 91605'x1073'
Parcel Desc	Partially Wooded, Undeveloped, Tillable,		Platted Development	No
Township	Washington	Date Lots Available		Platted Y/N Yes
Type Use	Agriculture, Residential,	Road Access	Easement	Road Surface Other 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? No
Water Access Creek
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 Fall 2018 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
Information is deemed reliable but not guaranteed.