


| Property Type  | LOTS AND LAND     |  | Status     | Active       | CDOM                     | 8         | DOM    | 8      | Auction          | Yes |
|--|-------------------|--|------------|--------------|--------------------------|-----------|--------|--------|------------------|-----|
| MLS #  | 201817191         | 600 North  | Huntington |              | IN                       | 46750     | Status | Active | LP               | \$0 |
|  | Area              | Huntington County  |            | Parcel ID    | 35-03-33-300-016.000-019 |           |        |        |                  |     |
|  | Sub               | None   |            | Cross Street |                          |           |        |        |                  |     |
|  | School District   | HCS  | Elem       | Andrews      | JrH                      | Riverview |        | SrH    | Huntington North |     |
|  | REO               | No   |            | Short Sale   | No                       |           |        |        |                  |     |
|  | Legal Description | W SW SEC 33 29.851A  |            |              |                          |           |        |        |                  |     |
|  | Directions        | From State Road 16, to 1000 W., turn North. Property will be on the East side of the road, Look for Signs! |            |              |                          |           |        |        |                  |     |

**Remarks** 29.851 Acres of Prime Farm & Recreational Land with excellent potential building sites! This property features 21.25 acres of tillable cropland with a productive soils average of: 145.2! Property also has 7.62 acres of woods, great for hunting! Lots of great potential building sites! This property is going to Auction on June 5, 6:30pm at the Bippus Lion's Club Building.

**Agent Remarks** 10% down the day of the auction with the balance due at closing. RE BROKERS: Must preregister 24 hrs in advance of auction and be present at the auction. Registration form in docs.

|             |                                       |        |                     |                                      |
|-------------|---------------------------------------|--------|---------------------|--------------------------------------|
| Sec         | Lot                                   | Zoning | Lot Ac/SF/Dim       | 29.8510 / 1,300,310 / 1313' x 687.7' |
| Parcel Desc | Level, Partially Wooded, Undeveloped, |        | Platted Development | No                                   |
| Township    | Warren                                |        | Date Lots Available |                                      |
| Type Use    | Agriculture, Residential,             |        | Road Access         | City                                 |
| 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                         |           |   |            | None                    |               |                          |                      |                    |                                   |              |                       |               |      |
| Water Frontage                         |           |   |            | Channel Frontage        |               |                          |                      | Water Access       |                                   |              |                       |               |      |
| Auction                                | Yes       | Auctioneer Name                                       |            | Chad Metzger            |               |                          | Auctioneer License # |                    | AC31300015                        |              |                       |               |      |
| Owner Name                             |           | Stouffer  |            |                         |               |                          |                      |                    |                                   |              |                       |               |      |
| Financing:                             |           | Existing  |            | Proposed                |               | Cash, Conventional, USDA |                      |                    | Excluded Party                    |              | None                  |               |      |
| Annual Taxes                           |           | \$1,069.03  |            | Exemption               |               | No Exemptions            |                      | Year Taxes Payable |                                   | 2017         | Assessed Value        |               |      |
| Is Owner/Seller a Real Estate Licensee |           |   |            | No                      |               |                          |                      |                    |                                   |              |                       |               |      |
| 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                              | 4/29/2018 | Exp Date  | 10/31/2018 | 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         |                       |               | 8    |
| 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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