Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type LOTS AND LAND Status Active CDOM 1 DOM Auction Yes IN 46910

MLS # 201839060

* Fort Wayne Rd.

Rochester 25-08-05-400-001.020-002 Type Agricultural Land

Status Active

LP \$0

Area Fulton County Parcel ID

TIP

Cross Street

Akron

JrH Tippe Valley

Lot#

SrH Tippe Valley

REO No

Sub None

School District

Short Sale No

Legal Description Mid S & N Pt Se 5-30-4 41.85a

Elem

Directions Take 825 E to Ft. wayne Rd., go west, property will be on north side of road

Remarks ABSOLUTE AUCTION!!! Property Will Sell Regardless of Price!! 42 +/- acres of productive cropland with potential building sites offered in 1 tract. Auction Location: Akron community Center, October 3, 6:30pm

Agent Remarks ABSOLUTE AUCTION!!! Property Will Sell Regardless of Price!! TERMS: 10% down w/ balance due at closing. Seller to pay 2018 to 2018 taxes. Seller to retain 2018 farm income. RE BROKERS: Must register 24 hrs in advance & be present at auction & all showings. Registration form in docs.

Lot Zoning Lot Ac/SF/Dim 41.8500 / 1,822,986 2642 x 691

Parcel Desc Tillable, 15+ **Platted Development** Platted Y/N Yes No

\$\$0.00 Township Henry **Date Lots Available** Price per Acre

Type Use Agriculture, Residential Road Access County **Road Surface** Tar and Stone Road Frontage County

Easements Type Water None Yes

Type Sewer None Water Frontage

Type Fuel None **Assn Dues** Not Applicable

Electricity None Other Fees

DOCUMENTS AVAILABLE Aerial Photo **Features**

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access

Sec

Water Name Lake Type

Water Features

Water Frontage Channel Frontage **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger Auctioneer License # AC31300015

Owner Name Grossman

Financing: Existing None Proposed **Excluded Party** None

Annual Taxes Year Taxes Payable 2018 Assessed Value \$1,113.50 Exemption No Exemptions

Is Owner/Seller a Real Estate Licensee No Possession after 2018 harvest

List Office Metzger Property Services, LLC - office: 260-982-0238 Chad Metzger - Cell: 260-982-9050 List Agent

Agent ID RB14045939 Agent E-mail chad@metzgerauction.com **Co-List Office** Co-List Agent

Showing Instr

12/31/2018 8/28/2018 **Publish to Internet** Yes Show Addr to Public Allow AVM Yes Show Comments List Date Exp Date Yes Yes

BBC 1.0% **IDX** Include **Contract Type** Exclusive Right to Sell 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

Co-Sell Agent Sell Off Sell Agent Co-Sell Off

> Presented by: Tiffany Reimer / Metzger Property Services, LLC

> > Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC Featured properties may not be listed by the office/agent presenting this brochure.