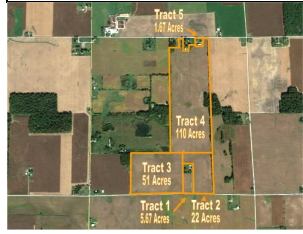


Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes
MLS # 201839592 **** E 900 S.** **Claypool** **IN 46510** **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-15-26-300-011.000-001 **Type** Agricultural Land
Sub None **Cross Street**
School District WRS Elem **Claypool** **JrH** Edgewood **Lot #** SrH Warsaw
REO No **Short Sale** No

Legal Description approximately 22 acres part of 001-103-006 SW SE & SE SW 26-31-6 80.00A PER DEED
Directions Through Claypool take 700 S to County Farm Rd., turn right onto County Farm Rd. and continue until 900 S, at 900 S turn left, look for signs!

Remarks Tract 2 of the auction features 22 Tillable acres with productive soil. This would be a great building site!! Bid on this tract individually, in combination with another tract or bid on the whole farm. Auction: October 2, 2018, 6:30 pm at Claypool UMC.

Agent Remarks 10% down w/ balance due at closing. Survey split 50/50. RE BROKERS Must register 24 hrs in advance and be at auction -- form in docs.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 22.0000 / 958,320 / 962 x 1279
Parcel Desc Tillable, 15+ **Platted Development** No **Platted Y/N** Yes
Township Clay **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** 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
Financing: Existing Proposed Excluded Party None
Annual Taxes \$2,132.76 Exemption **Year Taxes Payable** 2018 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** after 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 8/31/2018 **Exp Date** 12/31/2018 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **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** 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.