

Listings as of 08/31/2018

**Property Type** LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes  
**MLS #** 201839588 **\*\*\*\*** E 800 S **Claypool** **IN** 46510 **Status** Active **LP** \$0



**Area** Kosciusko County **Parcel ID** 43-15-26-100-025.000-001 **Type** Agricultural Land  
**Sub** None **Cross Street**  
**School District** WRS Elem **Claypool** **JrH** Edgewood **Lot #**  
**REO** No **Short Sale** No **SrH** Warsaw

**Legal Description** Approximately 110 acres part of: 001-101-002 PT W 1/2 E 1/2 26-31-6 112.17A PER DEED  
**Directions** Through Claypool take 700 S to County Farm Rd., turn right onto County Farm Rd. and continue until 80 S, at 800 S turn left. Look for signs

**Remarks** This is Tract 4 featuring 110 Acres of Productive Farm Land with Quality Building sites! Soils Average: 139.3. Bid on this tract individually, in combination or the whole farm! Auction: October 2 - 6:30pm at the Claypool UMC.

**Agent Remarks** TERMS: 10% down w/ balance due at closing. Survey costs split 50/50 between buyer & seller. RE BROKERS Must register clients 24 hrs in advance & be present at auction. Form in Docs

**Sec** **Lot** **Zoning** **Lot Ac/SF/Dim** 110.0000 / 4,791,600 / 3905x1340  
**Parcel Desc** Tillable, 15+ **Platted Development** No **Platted Y/N** Yes  
**Township** Clay **Date Lots Available** **Price per Acre** \$0.00  
**Type Use** Agriculture **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** \$3,564.38 **Exemption** No Exemptions **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  
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