


Property	LOTS AND LAND	Statu	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202620705	** 100 W Road	Howe	I	46746	Status	Active	L	\$0
	Are	LaGrange	Parcel ID	44-03-23-400-002.000		Typ	Residential Land		
	Sub	None	Cross Street						
	School	LAK Elem	Lakeland Primary	JrH	Lakeland	SrH	Lakeland Jr/Sr		
	REO	No	Short	No	Waterfront	Y			
	Legal	Approximately 7 +/- acres, part of: NE COR SE 1/4 24.72AC							
	Direction	State Road 9 S to W 600 N, head W, turn N on N 100 W, property on W side of road on North							
	Inside City	City	County	Zoning					

Remarks 24.7+/- Acres of Lakefront Land is going to auction, Sat. June 27th at 10 am. This is Tract 2 and features 7+/- partially wooded acres with approximately 152 ft. of prime lake frontage on North Twin Lake. Great potential building sites with a mix of open space and mature trees -- providing privacy and flexibility to create your ideal home or cabin in a serene, recreational setting. Bid on each tract individually, any combination or the entirety. Come See for Yourself, Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm.

Agent Remarks Live & Online Auction Date: Sat., June 27, 2026 at 10 am Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in

Sec	Lo	Lot Ac/SF/Dim	7.0000 / 304,920 / 611x879x152	Platted	No	Platted	Yes
Parcel	Lake, Partially Wooded,						
Townshi	Lima	Date Lots		Price per Acre	\$0.00		
Type	Agriculture, Residential,	Road	County	Road	Tar and	Road	County
Water Type	None	Well Type		Easements	Yes		
SEWER TYPE	None			Water	152.00		
Type Fuel	None			Assn Dues		Not Applicable	
Electricity	None			Other Fees			

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv	No	Can Property Be	No				
Water Access	Lake	Water Name	North Twin Lake	Lake Type			
Water	Deeded, Recorded, Walk to Lake Access	Water	152.00	Channel Frontage	0.00	Water	LAKE
Auctio	Yes	Auctioneer Name	Chad Metzger and Dodie Hart	Auctioneer License #	AC31300015		
Auction Location	Live and Online:	Auction Start Date	5/29/2026				
Financin	Existing	Propos		Excluded	None		
Annual	\$2,212.	Exemption		Year Taxes Payable	2026	Assessed	
Is Owner/Seller a Real Estate Licensee	No	Possessio	At closing	List Agent	Chad Metzger - Cell: 260-982-9050		
List	Metzger Property Services, LLC - Off: 260-982-0238	Agent	chad@metzgerauction.com	Co-List Agent			
Agent ID	RB14045939						
Co-List							
Showing Instr	Showingtime or Open House						
List Date	5/29/202	Exp Date	9/30/202				
Contract	Exclusive Right to Sell			Special Listing	None		
Seller Concessions Offer		Seller Concession					
Virtual		Type of Sale					
Pending	Closing	Selling		How		CDO	0
Total Concessions		Sold/Concession					
Sell		Sell		Sell			
Co-Sell		Co-Sell					
Presented	Tiffany Reimer - Cell: 260-571-7910	/	Metzger Property Services, LLC - Off: 260-982-0238				

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