

<b>Property</b>	LOTS AND LAND	<b>Statu</b>	Active	<b>CDO</b>	0	<b>DOM</b>	0	<b>Auctio</b>	Yes
<b>MLS</b>	202620704	<b>*** 100 N Road</b>	<b>Howe</b>	<b>I</b>	46746	<b>Status</b>	Active	<b>L</b>	\$0



<b>Are</b>	LaGrange	<b>Parcel ID</b>	44-03-23-400-002.000	<b>Typ</b>	Residential Land
<b>Sub</b>	None	<b>Cross Street</b>		<b>Lot #</b>	
<b>School</b>	LAK Elem	Lakeland Primary	JrH Lakeland	<b>SrH</b>	Lakeland Jr/Sr
<b>REO</b>	No	<b>Short</b>	No	<b>Waterfront</b>	Y
<b>Legal</b>	Approximately 6+/- acres, part of: NE COR SE 1/4 24.72 AC				
<b>Direction</b>	State Road 9 S to W 600 N, head W, turn N on N 100 W, property on W side of the road.				
<b>Inside City</b>	<b>City</b>	<b>County</b>	<b>Zoning</b>		

**Remarks** 24.7+/- Acres of Lakefront Land is going to Auction, Sat. June 27th at 10 am This is Tract 3: 6+/- acres with 147 feet of frontage on North Twin Lake, offering excellent fishing and direct water access. Mature trees provide both privacy and natural beauty while still allowing plenty of flexibility for future builds or recreational activities. Enjoy the expansive, sun-filled setting in a peaceful environment perfect for relaxation, outdoor activities, and lakeside living. 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 est 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

<b>Sec</b>	Lo	<b>Lot Ac/SF/Dim</b>	6.0000 / 261,360 / 147x875x225x350x745
<b>Parcel</b>	Lake, Partially Wooded,	<b>Platted</b>	No
<b>Townshi</b>	Lima	<b>Date Lots</b>	
<b>Type</b>	Architecture, Residential	<b>Road</b>	County
<b>Water Type</b>	None	<b>Well Type</b>	
<b>SEWER TYPE</b>	None	<b>Easements</b>	Yes
<b>Type Fuel</b>	None	<b>Water</b>	147.00
<b>Electricity</b>	None	<b>Assn Dues</b>	Not Applicable
		<b>Other Fees</b>	

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be</b>	No
<b>Water Access</b>	Lake	<b>Water Name</b>	North Twin Lake
<b>Water</b>	Deeded, Recorded, Walk to Lake Access	<b>Lake Type</b>	
<b>Water</b>	147.00	<b>Channel Frontage</b>	0.00
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger and Dodie Hart
<b>Auction Location</b>	Live and Online:	<b>Auction Start Date</b>	5/29/2026
<b>Financin</b>	Existing	<b>Propos</b>	
<b>Annual</b>	\$2,212.	<b>Exemption</b>	Homestead, Supplemental
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Year Taxes Payable</b>	2026
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>Possessio</b>	At closing
<b>Agent ID</b>	RB14045939	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050
<b>Agent</b>	chad@metzgerauction.com	<b>Co-List Agent</b>	
<b>Showing Instr</b>	Open House or Showing Time:	<b>Excluded</b>	None
<b>List Date</b>	5/29/202	<b>Exp Date</b>	9/30/202
<b>Contract</b>	Exclusive Right to Sell	<b>Assessed</b>	
<b>Seller Concessions Offer</b>		<b>Special Listing</b>	None
<b>Virtual</b>		<b>Seller Concession</b>	
<b>Pending</b>	Closing	<b>Type of Sale</b>	
<b>Total Concessions</b>		<b>Selling</b>	
<b>Sell</b>		<b>How</b>	
<b>Co-Sell</b>		<b>CDO</b>	0
<b>Presented</b>	Tiffany Reimer - Cell: 260-571-7910	<b>Sold/Concession</b>	
		<b>Sell</b>	
		<b>Co-Sell</b>	
		<b>Sell</b>	

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