

**Property** LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes  
**MLS** 202620702 **\*\*\*\* 100 N 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 3.75+/- acres, part of: NE COR SE 1/4 24.72 AC  
**Direction** State Road 9 S to W 600 N, head W, turn N on N 100 W, turn W on W 650 N, property is on S  
**Inside City** **City** **County** **Zoning**

**Remarks** 24.7+/- Acres of Lake Frontage on North Twin Lake is Selling at Auction, Saturday, June 27th at 10 am. This is Tract 4, and is a beautiful 3.75+/- acre lakefront parcel offering 89 feet of frontage on a lake known for excellent fishing and peaceful lakeside living. The open lot provides outstanding flexibility to design and potentially build your ideal home, cabin, or weekend retreat while enjoying direct water access. Rare Opportunity, bid on this 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 Time: Sat., June 27, 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 clients in

**Sec** Lo **Lot Ac/SF/Dim** 3.7500 / 163,350 / 520x500x750x90  
**Parcel** Lake, Partially Wooded, **Platted** No **Platted** Yes  
**Townshi** Lima **Date Lots** **Price per Acre** \$0.00  
**Type** Architecture, Residential **Road** County **Road** Paved **Road** County  
**Water Type** None **Well Type** **Easements** Yes  
**SEWER TYPE** None **Water** 90.00  
**Type Fuel** None **Assn Dues** Not Applicable  
**Electricity** None **Other Fees**

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be** No  
**Water Access** Lake  
**Water Name** North Twin Lake **Lake Type**  
**Water** None  
**Water** 90.00 **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** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed**  
**Is Owner/Seller a Real Estate Licensee** No **Possessio** At closing  
**List** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050  
**Agent ID** RB14045939 **Agent** chad@metzgerauction.com  
**Co-List** **Co-List Agent**  
**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**  
**Co-Sell** **Co-Sell**  
**Presented** Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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