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|--|--------------------|---|---------------------|----------------------|-------------------|---------------|------------|------------------|-----|
| Property | LOTS AND LAND | Statu | Active | CDO | 0 | DOM | 0 | Auctio | Yes |
| MLS | 202627166 | *** N 900 E Road | Piercet | I | 46562 | Status | Active | L | \$0 |
|  | Are | Kosciusko | Parcel ID | 43-12-12-400-148.000 | | | Typ | Residential Land | |
| | Sub | None | Cross Street | | | | | | |
| | School | WT Elem | Piercet | JrH | Whitko Jr/Sr | | SrH | Whitko Jr/Sr | |
| | REO | No | Short | No | Waterfront | Y | | | |
| | Legal | 009-046-002.A Pt Of N 1/2 S 1/2 Nw 12-32-7 5.50A Per Survey | | | | | | | |
| | Direction | State Road 13 S to Adams Road, head East, turn South on 900 E, property is on East side of road | | | | | | | |
| | Inside City | City | County | Zoning | | | | | |

Remarks 5.5+/- Acres Piece with 2 pole barns, lean-to & a pond is going to auction on Thurs. August 4th at 6:30 pm. This is Tract 3 and was utilized as a horse farm. 2 pole barns in total, one built in 2000 measures out at 64'x32'x12' and the second pole barn was built in 2008 and comes in at 40x30'x10. With fenced pastures in place, this tract creates a move-in ready property for livestock. Pond out front adds to the charm – could be a great potential building site! Bid on this tract individually, in combination with another Tract or own the entirety!

Agent Remarks Auction: Tuesday, August 4th at 6:30 pm Open House: Monday, July 27th from 5:30 – 6 pm A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be

| | | | | | | | |
|--------------------|-----------------------------------|----------------------|------------------------------|-------------------|-----------------------|----------------|--------|
| Sec | Lo | Lot Ac/SF/Dim | 5.5000 / 239,580 / 275 x 845 | | | Platted | Yes |
| Parcel | Irregular, Level, 3-5.9999, Water | | Platted | No | | Platted | Yes |
| Townshi | Washingt | Date Lots | | | Price per Acre | \$0.00 | |
| Type | Agriculture, Other | Road | County | Road | Tar and | Road | County |
| Water Type | None | Well Type | | | Easements | Yes | |
| SEWER TYPE | None | | | Water | | | |
| Type Fuel | None | | | Assn Dues | Not Applicable | | |
| Electricity | Available | | | Other Fees | | | |

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency **LAND FEATURES** Barn, Pole Barn, Other Buildings

| | | | | | | | |
|---|--|--------------------------|---------------------------|-----------------------------|--|------|--|
| Strctr/Bldg Imprv | Yes | Can Property Be | No | | | | |
| Water Access | Pond | | | | | | |
| Water Name | | | | Lake Type | | | |
| Water | None | | | Channel Frontage | | | |
| Auctio | Yes | Auctioneer Name | Chad Metzger | Auctioneer License # | AC31300015 | | |
| Auction Location | Live or Online: | | Auction Start Date | 7/9/2026 | | | |
| Financin | Existing | Propos | | | Excluded | None | |
| Annual | \$514.32 | Exemption | Homestead, Supplemental | Year Taxes Payable | 2026 | | |
| 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 | 7/8/2026 | Exp Date | 12/31/20 | | | | |
| Contract | Exclusive Right to Sell | | | | Special Listing | None | |
| Seller Concessions Offer | No | Seller Concession | | | | | |
| Virtual | | | | | | | |
| Pending | Closing | Type of Sale | 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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