



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Agricultural Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202630460	9263 Troy Drive	Rochester	IN 46975	LP \$0
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Area Fulton County	Parcel ID 25-01-16-231-001.010-001	Waterfront No
Sub None	Cross Street	Lot #
Township AUBB		REO No
School District Rochester Community School Corp.		Short Sale No
Intermediate	JrH Rochester Community	Elem Columbia / Riddle
Legal Description Lots 36-46 Unit 4 Blk 24 Tippecanoe Shores		SrH Rochester Community
Directions to Property From Olson Rd., Go N onto Washington Street, then West, follow to Troy Drive, Turn back right (East) and then the property will be on the South side of the road.		

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Secluded Property just South of the Tippecanoe River is going to Auction on Tuesday, August 18th at 6 pm. This almost 3+/- acre wooded property gives you a recreational playground or a secluded getaway! Just minutes from the Tippecanoe River, NW of Rochester & just South of St. Rd. 110.

Agent Remarks This property is in Culver School District - MLS is not allowing it to be changed. Online Auction: Tues. 8/18 at 6 pm. A 6% buyer's premium will be added to the winning invoice. Full Terms in Docs. RE Brokers must register clients 24 hours in advance of the auction & follow all other required steps. Registration form is available on the bidding website.

Sec	Lot 0	Lot Ac/SF/Dim 2.9600 / 128,938 / 665x225	Platted Development No	Platted Yes
Lot Desc	Irregular, Partially Wooded, Undeveloped, Flood Plain, 0-2.9999			
Date Lots Available		Price per Acre \$0.00		
Type	Mobile Home, Camp/RV	Road	Tar and	Road County

Water Type Well	Well Type	Easements Yes
SEWER TYPE Septic, Other		Water
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	Water Name	Lake Type
Water	Channel	Water	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Auctio Yes	Auction Location Online: BidMetzger.com	Auction Start Date 7/28/2026	Excluded None	Assessed
Financin Existing	Propos	Year Taxes 2026	Excluded None	Assessed
Annual \$235.9	Exemption No Exemptions	Possessio CLOSING	List Agent Chad Metzger - Cell: 260-982-9050	
Is Owner/Seller a Real Estate Licensee No	List Metzger Property Services, LLC - Off: 260-982-0238	Agent ID RB14045939	Agent chad@metzgerauction.com	Co-List Agent
Showing Instr Vacant Lot, Go & Show	List Date 7/28/202	Exp Date 12/31/20	Contract Exclusive Right to Sell	Special Listing None
Seller Concessions Offer No	Seller Concession	Virtual	Type of Sale	CDO 0
Pending	Closing	Selling	How	
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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