



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Residential Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202633570	4456 N Thorn Road	Walkerton	IN 46574	LP \$0
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Area Marshall County	Parcel ID 50-41-08-000-002.000-011	Waterfront No
Sub None	Cross Street	Lot #
Township POLK		REO No Short Sale No
School District John Glenn School Corp.		Elem Walkerton
Intermediate	JrH Harold C Urey	SrH John Glenn
Legal Description ACREAGE: 2.37 AUDITOR DESC: E1/2 NW WITH 5 EXCEPTIONS LEGAL DESC:		
Directions to Property Heading South on St. Rd. 23 from Walkerton, turn left onto E 700 N. Continue straight until turning left onto N Union Rd. Then make a right turn onto W 4B Rd. The property will be up ahead on your left at the corner of Thorn Rd and 4B.		

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Discover the possibilities with this versatile rural property selling via Simulcast Auction on Sat., September 12, 2026 at 10am! The property features two pole barns, offering plenty of space for storage, equipment, hobbies, or future projects. Inside the larger pole barn is a mobile home, providing additional potential and flexibility. With its rural setting, this property could make a great potential building site or a potential location for a mobile or manufactured home. Great storage, rural location, and loads of potential. Come see for yourself Tues., September 8, 2026 from 5:30-6pm! Bid Live in Person or Online on September 12th!

Agent Remarks Live/Simulcast Auction: Saturday, September 12, 2026 at 10am Open House: Tuesday, September 8, 2026 from 5:30-6pm A 5% 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 present with them at any & all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	2.3700 / 103,237 / 265 x 335	Platted Development	No	Platted	Yes
Lot Desc	Corner, Level, 0-2.9999			Price per Acre	\$0.00		
Date Lots Available							
Type	Mobile Home,	Road	County	Road	Tar and	Road	County
Water Type	Well	Well Type		Easements	Yes		
SEWER TYPE	Available			Water			
Type Fuel	Gas			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

Water Name

Water

Water **Channel**

Auctio Yes **Auctioneer Name** Chad Metzger

Auctioneer License # AC31300015

Auction Location Live Bidding at Property or **Auction Start Date**

8/17/2026

Financin Existing **Propos**

Excluded None

Annual \$187.3 **Exemption** Homestead, Supplemental **Year Taxes** 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 Showing Time or Open House

List Date 8/17/202 **Exp Date** 12/31/20

Contract Exclusive Right to Sell

Special Listing None

Seller Concessions Offer No

Seller Concession

Virtual

Type of Sale

Pending

Closing

Selling

How

CDO 0

Total Concessions

Sold/Concession

Sell

Sell

Sell

Co-Sell

Co-Sell

Presented Chad Metzger - Cell: 260-982-9050

Metzger Property Services, LLC - Off: 260-982-0238

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