



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 # 202634639	** N 75 E Road	Albion	IN 46701	LP \$0
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Area Noble County	Parcel ID 57-12-30-200-006.000-008	Waterfront No
Sub None	Cross Street	Lot #
Township JEFF		REO No
School District Central Noble Community		Short Sale No
Intermediate	JrH Central Noble Jr/Sr	Elem Central Noble
Legal Description Approximately 7.5+/- Acres part of E 1/2 SE 1/4 SEC 30 20.16A		SrH Central Noble Jr/Sr
Directions to Property Just past the intersection of 75 E. & 100 N.		

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks 22+/- Acre Peaceful Country Estate is being offered via Online Auction, Wed. Sept. 17th at 6 pm. This is Tract 2: 7.5+/- Acres of Pasture Ground & Woods - Great Potential Building Site, Recreational Piece or Purchase in Conjunction with another Tract for more acreage! Open House: Sunday, September 13th 1-2 pm			

Agent Remarks Online Estate Auction: Wed. September 16th at 6 pm Open House: Sunday, September 13th | 1-2 pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim 7.5000 / 326,700 / 1185x320	Platted Development No	Platted Yes
Lot Desc	Level, Partially Wooded, Pasture, 6-9.999		Price per Acre \$0.00	
Date Lots Available				
Type	Agriculture, Recreational	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 None		Other Fees		

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv		No				
Can Property Be		No				
Water Access						
Water Name				Lake Type		
Water						
Water		Channel		Water		
Auctio	Yes	Auctioneer Name Chad Metzger		Auctioneer License # AC31300015		
Auction Location		www.BidMetzger.com		Auction Start Date 8/24/2026		
Financin	Existing			Excluded None		
Annual	\$640.4	Exemption		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		Showingtime or Open House				
List Date	8/24/202	Exp Date	11/30/20			
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		Tiffany Reimer - Cell: 260-571-7910		/	Metzger Property Services, LLC - Off: 260-982-0238	

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