



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 #	202634638	*** 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	Yes
Sub	None	Cross Street		Lot #	
Township	JEFF	REO	No	Short Sale	No
School District	Central Noble Community	Elem	Central Noble	SrH	Central Noble Jr/Sr
Intermediate		JrH	Central Noble Jr/Sr		
Legal Description	Approximately 10+/- Acres part of E 1/2 SE 1/4 SEC 30 20.16A				
Directions to Property	Just east of the intersection of 100 N & 75 E.				

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks 22+/- Acre Homestead is being offered via Online Auction: Wed. Sept. 16th at 6 pm. This is Tract 3 and features 10+/- Acres of Pasture/Hay Ground that is Tree Lined for Added Privacy! 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	10.0000 / 435,600 / 775x575	Platted Development	No	Platted	Yes
Lot Desc	Partially Wooded, Pasture, 10-14.999			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	Pond						
Water Name				Lake Type			
Water							
Water		Channel		Water	NONE		
Auctio	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015		
Auction Location	Online	Auction Start Date	8/24/2026				
Financin	Existing	Propos		Excluded	None		
Annual	\$640.4	Exemption		Assessed			
Is Owner/Seller a Real Estate Licensee	No			Year Taxes	2026		
List	Metzger Property Services, LLC - Off: 260-982-0238	Possessio	at closing				
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent		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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