

Listings as of 02/01/2018

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** No  
**MLS #** 201803644      84 \*\* S 100 W      **Hartford City**      **IN** 47348      **Status** Active      **LP** \$5,000



**Area** Blackford County      **Parcel ID** 05-03-16-101-011.000-006 **Type** Residential Land  
**Sub** None      **Cross Street**  
**School District** BFC Elem      Southside K-3 Northside JrH Blackford      **Lot #** SrH Blackford  
**REO** No      **Short Sale** No

**Legal Description** FR NE 16 23 10 1.40 AC

**Directions** From 26, turn South onto 100 w, property on the west side, look for signs!

**Remarks** This property is going to auction on March 10, 2018, 10 am at the property. Auction estimate: \$1,000 - \$10,000.00. This is Tract 2 of the auction, a Great 1 acre lot to utilize as a building site or to purchase in combination with tract 1 for additional privacy and yard space! Bid on this tract individually or in combination with Tracts 1, 3 or 4.

**Agent Remarks** This property is going to auction on March 10, 2018, 10 am at the property. Auction estimate: \$1,000 - \$10,000.00. TERMS: 10% down with the balance at closing, taxes prorated. RE BROKERS: Must register 24 hours in advance of the auction & be present at all showings and the auction. Registration form in docs.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	1.0000 / 43,560 / 318 x 209
<b>Parcel Desc</b>	Level, Undeveloped, 0-2.9999	<b>Platted Development</b>	No	<b>Platted Y/N</b> Yes
<b>Township</b>	Licking	<b>Date Lots Available</b>		<b>Price per Acre</b> \$\$5,000.00
<b>Type Use</b>	Residential	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone <b>Road Frontage</b> County
<b>Type Water</b>	City, None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	City, None	<b>Water Frontage</b>		
<b>Type Fuel</b>	Gas, None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	Available, None	<b>Other Fees</b>		

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No  
**Water Access**  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** No      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC 31300015  
**Owner Name** Reidy Estate  
**Financing:** **Existing**      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$472.00      **Exemption** No Exemptions      **Year Taxes Payable** 2017      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** at closing  
**List Office** Metzger Property Services, LLC - office: 260-982-0238      **List Agent** Chad Metzger - Cell: 260-982-9050  
**Agent ID** RB14045939      **Agent E-mail** chad@metzgerauction.com  
**Co-List Office**      **Co-List Agent**

**Showing Instr** Showingtime or Open House  
**List Date** 1/31/2018      **Exp Date** 7/30/2018      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** No      **Show Comments** Yes  
**IDX Include** Y      **Contract Type** Exclusive Right to Sell      **BBC** 1.5%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:**      **Type of Sale**

**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 1  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.