

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** No
MLS # 201803657 *** S Of St Road 26 & W Of 100 Hartford City IN 47348 **Status** Active **LP** \$73,000



Area Blackford County **Parcel ID** 05-03-16-101-001.000-006 **Type** Agricultural Land
Sub None **Cross Street**
School District BFC Elem Southside K-3 Northside JrH Blackford **SrH** Blackford
REO No **Short Sale** No
Legal Description approximately 14.62+/- acres part of: FR N SD NE NE 16 23 10 17.334 ac
Directions From the intersection of St. Rd. 26 and 100 W, go south. Property is on the west side of the road. Look for signs!

Remarks This property is going to auction on March 10, 2018, 10 am at the property. Auction Estimate: \$44,000 - \$88,000.00. Tract 3 of the auction features 14.62 acres of tillable cropland with productive soils averaging 140.8. Combine with Tracts 1, 2 & 4 for a 20+/- acre piece! Open House: March 4, 1-2pm

Agent Remarks This property is going to auction on March 10, 2018, 10 am at the property. Auction Estimate: \$44,000 - \$88,000.00. TERMS: 10% down with the balance due at closing. RE BROKERS: Must preregister 24 hours in advance and be present at all showings and the auction. Registration form in docs.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 14.6200 / 636,847 / 1333 x 566
Parcel Desc Tillable, 10-14.999 **Platted Development** No **Platted Y/N** Yes
Township Licking **Date Lots Available** **Price per Acre** \$4,993.16
Type Use Agriculture **Road Access** City **Road Surface** Tar and Stone **Road Frontage** City
Type Water None **Easements** Yes
Type Sewer None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

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 \$633.33 **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

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