

Listings as of 02/01/2018

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** No
MLS # 201803662 ******** S Of St Road 26 & W Of 100 **Hartford City** **IN** 47348 **Status** Active **LP** \$14,000



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 2.8 acres part of: FR N SD NE NE 16 23 10 17.334AC
Directions From the intersection of 100 W and 26, go west, property is on the south side of the road. Look for signs!

Remarks This property is going to auction March 10, 2018, 10 am at the property. Auction estimate: \$8,000 - \$17,000. This is Tract 4 of the auction and features 2.8 acres of tillable cropland with a productive soils average of 140.8 which could also be a great building site for your dream home! Bid on this tract individually or combine with any other tract for more acreage or a homestead. Open House: March 4, 1-2pm.

Agent Remarks This property is going to auction March 10, 2018, 10 am at the property. Auction estimate: \$8,000 - \$17,000. Terms: 10% down with the balance due at closing. RE BROKERS: Must preregister 24 hrs in advance of the auction and be present at all showings & the auction. Registration form in docs.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 2.8900 / 125,888 / 380x300
Parcel Desc Tillable, 0-2.9999 **Platted Development** No **Platted Y/N** Yes
Township Licking **Date Lots Available** **Price per Acre** \$4,844.29
Type Use Agriculture, Residential **Road Access** State **Road Surface** Asphalt **Road Frontage** State
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 #** AC31300015
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
 Information is deemed reliable but not guaranteed.