




# Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/09/2023

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Property Type		LOTS AND LAND				Status		Active		CDOM		29		DOM		29		Auction		No		
MLS #		202303732				**		100 S		Wabash		IN		46992		Status		Active		LP \$30,000		
	Area		Wabash County				Parcel ID		85-13-11-200-035.000-007				Type		Agricultural Land							
	Sub		None				Cross Street														Lot #	
	School District		WAC		Elem		Metro North/Sharp Creek		JrH		Northfield				SrH		Northfield					
	REO		No				Short Sale		No				Waterfront Y/N		N							
	Legal Description		PT NE1/4 11-27-5 2.00AC DITCH 510-02424-00																			
	Directions		From US 24, go north onto 700 W., turn west onto 100 S., property will be on the south side of the road																			
Inside City Limits		N		City Zoning		County Zoning		A2		Zoning Description												

**Remarks** 2+/- Acres of Quality Cropland with a productive soil index of 160.6! Great potential building site or to be combined with an adjoining land owner for more acreage!

## Agent Remarks

Sec	Lot	Lot Ac/SF/Dim		2.0000	/	87,120	/	170x490'		
Parcel Desc	Tillable, 0-2.9999		Platted Development		No				Platted Y/N	Yes
Township	Noble		Date Lots Available				Price per Acre		\$15,000.00	
Type Use	Agriculture		Road Access	County	Road Surface	Tar and Stone		Road Frontage	County	
Water Type	None				Easements	Yes				
SEWER TYPE	None				Water Frontage					
Type Fuel	None				Assn Dues	Not Applicable				
Electricity	Available				Other Fees					

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map

Strctr/Bldg Imprv		No		Can Property Be Divided?		Yes			
Water Access				Water Name				Lake Type	
Water Features				Water Frontage				Channel Frontage	
Auction		No		Auctioneer Name		Chad Metzger		Auctioneer License #	
Auction Location				Auction Start Date				AC31300015	
Financing:		Existing		Proposed				Excluded Party	
Annual Taxes		\$33.34		Exemption		No Exemptions		None	
Is Owner/Seller a Real Estate Licensee		No		Possession		At closing		Assessed Value	
List Office		Metzger Property Services, LLC - Off: 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									
List Date		2/8/2023		Exp Date		5/31/2023			
Contract Type		Exclusive Right to Sell		BBC		1.0%		Variable Rate	
Virtual Tours:				Type of Sale				Special Listing Cond.	
Pending Date				Closing Date				None	
Total Concessions Paid				Selling Price				How Sold	
Sell Off				Sold/Concession Remarks				C	
Sell Agent				Co-Sell Off				Co-Sell Agent	

## Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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