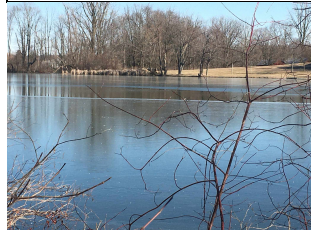


Listings as of 02/26/2020

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202006939      9686 W 300 S      South Whitley      IN 46787      **Status** Active      **LP** \$0



**Area** Whitley County      **Parcel ID** 92-07-19-305-008.000-007      **Type** Residential Land  
**Sub** Bradford Estates      **Cross Street**  
**School District** WTK Elem      South Whitley      JrH      Whitko      **SrH** Whitko  
**REO** No      **Short Sale** No  
**Legal Description** Lot 8, 9.261A Bradford Estates  
**Directions** Take 950 W. to 300 S., turn left, property will be on the north side of the road  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description** ag

**Remarks** Excellent Rural Building Site going to Auction on Tuesday, March 24, 6pm at the Property! 9.261 Acres serve as a Gorgeous Building Site location with Pond Frontage! Great place to potentially build to take in both sunrises and sunsets! Could also be utilized as a recreation piece, or your weekend camping destination! Nice location, close to Warsaw, Columbia City & South Whitley! Beautiful Views, Great Opportunity!

**Agent Remarks** Auction: 3.24.20, 6 pm at the property. TERMS: \$1,000 down with the balance due at closing. No survey. Taxes prorated. RE BROKERS: Must register clients 24 hrs in advance & be present at the auction and any showing to receive compensation. Client Registration form in Docs.

**Sec** Lot 8      **Zoning**      **Lot Ac/SF/Dim** 9.2610 / 403,409 / 1320x570  
**Parcel Desc** Waterfront, Rolling, Undeveloped, 6-9.999, **Platted Development** No      **Platted Y/N** Yes  
**Township** Richland      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Agriculture, Mobile Home,      **Road Access** County      **Road Surface** Tar and Stone      **Road Frontage** County  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage** 660.00  
**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** Pond  
**Water Name**      **Lake Type**  
**Water Features** Deeded  
**Water Frontage** 660.00      **Channel Frontage**      **Water Access** FRNT  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC31300015  
**Owner Name**

**Financing:** Existing      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$815.20      **Exemption** No Exemptions      **Year Taxes Payable** 2019      **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**  
**List Date** 2/25/2020      **Exp Date** 8/31/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **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.  
MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC  
Featured properties may not be listed by the office/agent presenting this brochure.