

Listings as of 02/25/2020

Property Type LOTS AND LAND	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 202006799	* W 900 S.	Claypool	IN 46510	Status Active
Area Kosciusko County	Parcel ID 43-15-27-200-009.000-001	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District WRS Elem	Claypool	JrH Edgewood	SrH Warsaw	
REO No	Short Sale No			
Legal Description Approximately 129+/- Acres part of: 001-108-001 PT E 1/2 27-31-6 156.08A & 001-105-004 PT S 1/2 NE				
Directions At intersection of County Farm Rd. & 900 S., look for signs!				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Ag	



Remarks Tract 1 Features 129+/- Acres of Quality Tillable Cropland and will be going to Auction on March 26 at 6:30 pm, at the Claypool UMC Fellowship Hall. This High Quality Cropland has been Pattern Tiled and has a Soils Index of 138.9. Map of the pattern tiling are available. Bid on this Tract Individually, in combination with the other two Tracts or as a whole.

Agent Remarks Auction: 3.26.20, 6:30pm at the Claypool UMC. TERMS: 10% down with the balance due at closing. Seller to pay 2019 due in 2020 taxes. Survey costs to be split 50/50. RE BROKERS: Must register clients 24 hrs in advance & be present at the auction with said client. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 129.0000 / 5,619,240 / 2667 x 3129
Parcel Desc Level, Undeveloped, Tillable, 15+	Platted Development No	Platted Y/N Yes	
Township Clay	Date Lots Available	Price per Acre \$0.00	
Type Use Agriculture	Road Access County	Road Surface Tar and Stone	Road Frontage County
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, Soil Map

Strctr/Bldg Imprv No	Can Property Be Divided? No
Water Access	Lake Type
Water Name	
Water Features	
Water Frontage	Channel Frontage
Auction Yes	Auctioneer Name Chad Metzger
Owner Name	Auctioneer License # AC31300015
Financing: Existing	Proposed
Annual Taxes \$4,930.46	Exemption Supplemental
Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2019
List Office Metzger Property Services, LLC - office: 260-982-0238	Possession after 2021 Harvest
Agent ID RB14045939	List Agent Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com	
Co-List Office	Co-List Agent

List Date 2/23/2020	Exp Date 5/30/2020	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 0.5%	Variable Rate No	Special Listing Cond. None	

Virtual Tours:	Type of Sale
Pending Date	Closing Date
Total Concessions Paid	Selling Price
Sold/Concession Remarks	How Sold
Sell Agent	Co-Sell Off
Co-Sell Agent	CDOM 2

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.