

Listings as of 02/25/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes
<b>MLS #</b> 202006798	** W 900 S.	Claypool	IN 46510	<b>Status</b> Active
<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-15-27-200-009.000-001	<b>Type</b> Agricultural Land		
<b>Sub</b> None	<b>Cross Street</b>		<b>Lot #</b>	
<b>School District</b> WRS Elem	Claypool	JrH Edgewood	<b>SrH</b> Warsaw	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> Approximately 22+/- Acres part of: 001-108-001 PT E 1/2 27-31-6 156.08A & 001-105-004   PT S 1/2 NE				
<b>Directions</b> Corner of County Farm Rd. & 900 S., Look for Signs				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b> ag	



**Remarks** Tract 2 Features 22+/- Acres of Recreational Woods Going to Auction on Thursday, March 26, 6:30 pm at the Claypool UMC Fellowship Hall. Great location for hunting, camping or a potential building site! Bid on this in combination with Tract 3 for 47+/- Acres of Woods!

**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.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 22.0000 / 958,320 / 1433x1246
<b>Parcel Desc</b>	Heavily Wooded, Partially Wooded, 15+	<b>Platted Development</b>	No
<b>Township</b>	Clay	<b>Date Lots Available</b>	
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b>	County
<b>Type Water</b>	None	<b>Road Surface</b>	Tar and Stone
<b>Type Sewer</b>	None	<b>Road Frontage</b>	County
<b>Type Fuel</b>	None	<b>Easements</b>	Yes
<b>Electricity</b>	None	<b>Water Frontage</b>	
		<b>Assn Dues</b>	Not Applicable
		<b>Other Fees</b>	

**Features** **DOCUMENTS AVAILABLE** Aerial Photo

<b>Strctr/Bldg Imprv</b>	No
<b>Can Property Be Divided?</b>	No
<b>Water Access</b>	
<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>	
<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger
<b>Owner Name</b>	<b>Auctioneer License #</b> AC31300015
<b>Financing: Existing</b>	<b>Proposed</b>
<b>Annual Taxes</b> \$4,363.86	<b>Exemption</b> No Exemptions
<b>Is Owner/Seller a Real Estate Licensee</b>	No
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>Possession</b> of woods, at closing
<b>Agent ID</b> RB14045939	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>	<b>Agent E-mail</b> chad@metzgerauction.com
<b>Showing Instr</b>	<b>Co-List Agent</b>

<b>List Date</b> 2/23/2020	<b>Exp Date</b> 5/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 0.5%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	

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

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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