

## Lots & Land Agent Full Detail Report

🔨 Schedule a Showing

Page 1 of 1

Property Type LOTS	S AND LAND	Status Activ	ve		<b>CDOM</b> 2	<b>DOM</b> 2	Auction	Yes		
MLS # 202006798	** W 900 S.		Claypool	IN 46510	Status A	ctive	<b>LP</b> \$0			
	Are	a Kosciusko County	Parcel ID	43-15-27-200-009.	000-001 <b>Type</b> Agri	cultural Land				
Tract 3 25 Acres		o None	Cross Stree	ət			Lot #			
Tract 2 22 Acres	County Far Sci	nool District WRS E	lem Claypool	JrH	Edgewood	SrH	Warsaw			
Tract 1 129 Jones	Farm RA	<b>O</b> No	Shor	tSale No						
	Leg	Legal Description 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								
	Dir	Directions Corner of County Farm Rd. & 900 S., Look for Signs								
900 S.	Ins	ide City Limits N City	y Zoning (	County Zoning A1	Zoning Descript	i <b>on</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.

Sec Lot	Zoning	Lot	t Ac/SF/Dim 22.0000	/ 958,320 / 1433x1	246	
Parcel Desc	Heavily Wooded, Partia	lly Wooded, 15+ Pla	tted Development No		Platted Y/N Yes	
Township	Clay	Date Lots Availa	able	Price	e per Acre \$\$0.00	
Type Use	Agriculture, Residential,	Road Access	County Roa	ad 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 AVAILAB	LE Aerial Photo	
Strctr/Bldg I	mprv No					
•	y Be Divided? No					
Water Acces	S					
Water Name			Lake Type			
Water Featu	res					
Water Fronta	age	Channel I	Frontage	Water	Access	
Auction Y	es Auctioneer Name	Chad Metzger		Auctioneer License	<b>#</b> AC31300015	
Owner Name	9					
Owner Name Financing:	e Existing		Proposed		Excluded Party None	
	Existing	<b>n</b> No Exemptions	-	s Payable 2019	Excluded Party None Assessed Value	
Financing: Annual Taxe	Existing	•	-	•	•	
Financing: Annual Taxe Is Owner/Se	Existing s \$4,363.86 Exemptio	e No	Year Taxe Possessie	on of woods, at closing	Assessed Value	
Financing: Annual Taxe Is Owner/Se	Existing s \$4,363.86 Exemptio ller a Real Estate License	e No	Year Taxe Possessie	on of woods, at closing t Chad Metzger - Cell: 26	Assessed Value	
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