

Listings as of 02/25/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202006797 *** S County Farm Road Claypool IN 46510 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-15-27-100-007.000-001 **Type** Agricultural Land
Sub None **Cross Street**
School District WRS Elem Claypool JrH Edgewood **Lot #** SrH Warsaw
REO No **Short Sale** No
Legal Description Approximately 25+/- acres part of 001-105-004 | PT S 1/2 NE 27-31-6 40.85A
Directions Intersection of Country Farm Rd. and 900 S., go North on County Farm Rd, property is on east side. Look for signs!
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description** ag

Remarks Tract 3 Features 25+/- 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 2 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 Ac/SF/Dim** 25.0000 / 1,089,000 / 2646x700
Parcel Desc Heavily Wooded, Level, Partially Wooded, **Platted Development** No **Platted Y/N** Yes
Township Clay **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture, Residential, **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

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$566.60 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2019 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** of woods, 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 2/23/2020 **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** **Selling Price** **How Sold** **CDOM** 2
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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