


Property Type	LOTS AND LAND	Status	Active	CDOM	2	DOM	2	Auction	Yes	
MLS #	202039302	* Elm Road	Bourbon	IN	46504	Status	Active	LP	\$0	
	Area	Marshall County	Parcel ID	50-33-25-000-011.000-001			Type	Agricultural Land		
	Sub	None	Cross Street				Lot #			
	School District	TSC Elem	Triton	JrH	Triton	SrH	Triton			
	REO	No	Short Sale	No						
	Legal Description	Approximately 28.92 +/- Acres part of: ACREAGE: 30.924 SW SW EX EX EX								
	Directions	From SR 331, Head West on 14B Rd. Turn North on Elm Rd, property is on the East side of road.								
	Inside City Limits	N	City Zoning	County Zoning S1 Zoning Description						

Remarks 30 +/- Acres of Cropland being offered in 2 Tracts going up for Auction on Thursday, October 29, 2020 at 6:30 pm! This is Tract 1 which has 28 +/- Acres of Quality Cropland or Potential Building Site! Cropland has a Productive Soil Index of 151.7! Come Bid on this tract individually or in combination with the entirety of 30 +/- Acres!

Agent Remarks Auction Thursday, 10.29.20 6:30pm at the Matchett Event Center. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend

Sec	Lot	Zoning	Lot Ac/SF/Dim	28.9200 /	1,259,755 /	1120 x 1300	
Parcel Desc	Tillable, 15+	Platted Development	No			Platted Y/N	Yes
Township	Bourbon	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	Available	Other Fees					

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv	No	Can Property Be Divided?	Yes				
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	\$771.52
Exemption	Homestead, Over 65,	Year Taxes Payable	2020	Assessed Value		Is Owner/Seller a Real Estate Licensee	No
List Office	Metzger Property Services, LLC - office: 260-982-0238	Possession	After 2020 Crop Harvest	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	9/28/2020	Exp Date	12/31/2020	Publish to Internet	Yes	Show Addr to Public	Yes
Allow AVM	Yes	Show Comments	Yes	Virtual Tours:		IDX Include	Y
Contract Type	Exclusive Right to Sell	BBC	1.5%	Variable Rate	No	Special Listing Cond.	None
Pending Date		Closing Date		Selling Price		How Sold	
Total Concessions Paid		Sold/Concession Remarks		CDOM	2	Sell Agent	
Sell Off		Co-Sell Off		Co-Sell Agent		Presented by:	Tiffany Reimer / Metzger Property Services, LLC

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