

Listings as of 09/30/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202039304 **** 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**
School District TSC Elem Triton **JrH** Triton **Lot #**
SrH Triton
REO No **Short Sale** No
Legal Description Approximately 2+/- 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 2 which has 2 +/- Acres of Cropland or Potential Building Site! Cropland has a 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	2.0000 / 87,120 / 300 X 265
Parcel Desc	Tillable, 0-2.9999	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 **Possession** After 2020 Crop Harvest
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 9/28/2020 **Exp Date** 12/31/2020 **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** 1.5% **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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