

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202041443 **** E 200 N.** **Wabash** **IN 46992** **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-11-30-200-004.000-003 **Type** Agricultural Land
Sub None **Cross Street**
School District WAC Elem Metro North/Sharp Creek JrH Northfield **SrH** Northfield
REO No **Short Sale** No
Legal Description Approximately 5.42+/- Acres part of PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664
Directions From State Road 13 turn east on 200 N., property will be on the south side of the road
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description** ag

Remarks 5.42+/- Acres of Pasture Ground or Tillable Acreage is going to auction on Sunday, November 8 at 12 Noon! This is Tract 2 of the auction and features 5.42+/- Acres that could be utilized as pasture for livestock/4-H animals, hay ground or tillable acreage! This is a Swing Tract so this must be purchased by an adjoining land owner or by the Tract 1 buyer. OPEN HOUSE: Wednesday, October 28, 5:30-6pm.

Agent Remarks Auction: Sunday, 11.8.20 at 12PM. Open House: Wednesday, 10.28.20 at 5:30-6PM Estate Property, No Disclosures. TERMS: \$1,000 down with the balance due at closing. Possession at Closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the open house with your client to receive compensation. Client registration form in docs. Seller reserves the right to accept bids prior to

Sec	Lot	Zoning	Lot Ac/SF/Dim	5.4200 / 236,095 / 1700x160
Parcel Desc	Level, Pasture, 3-5.9999		Platted Development	No
Township	Lagro	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	No	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	None	Other Fees		

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

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 \$1,055.54 **Exemption** Disabled Vet, Geothermal, **Year Taxes Payable** 2020 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** 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 Showingtime or Open House

List Date 10/11/2020 **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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