

Listings as of 07/12/2019

Property Type LOTS AND LAND **Status** Active **CDOM** 3 **DOM** 3 **Auction** Yes
MLS # 201929136 **** E 250 S. Road** **Wabash** **IN 46992** **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-15-16-400-026.000-003 **Type** Agricultural Land
Sub None **Cross Street**
School District WAC Elem Southwood **JrH** Southwood **Lot #** SRH Southwood
REO No **Short Sale** No
Legal Description part of PT NE1/4 SE1/4 16-27-7 10AC
Directions From Wabash take Dora Road (250 S.) east, property will be on the south side of the road.

Remarks 7.5+/- Acres on Dora Road is going to Auction on August 8, 2019 at 6 pm. Great mixed use with potential tillable acreage, 2 acres woods, great secluded building site! This is tract 2 of the auction, combine with tract 1 for your 10+/- acre property that would be great for a mini farm, acreage to cash rent or just the place to call home in the country! Open House: July 31, 2019, 5:30pm.

Agent Remarks Estate Auction: Thursday, August 8, 2019 - 6pm. TERMS: \$1,000 down with the balance due at closing. Seller to pay 2019 due in 2020 taxes, buyer to assume all taxes there after. Seller to retain 2019 farm income. Possession to be subject to current tenant's rights to the 2019 harvest. Survey costs split 50/50. RE BROKERS: Must register clients 24 hrs in advance & be present at the auction and all showings to represent client. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	7.5000 / 326,700 / 1319x315
Parcel Desc	Partially Wooded, Tillable, 6-9.999		Platted Development	No
Township	Lagro	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? 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 \$1,901.27 **Exemption** Geothermal, Homestead **Year Taxes Payable** 2019 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** after 2019 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 Showingtime or Open House

List Date 7/9/2019 **Exp Date** 12/31/2019 **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: Unbranded Virtual Tour **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 3

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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