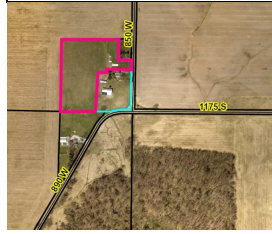


Listings as of 08/28/2019

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 201937760 **** S 850 W.** **Akron** **IN 46910** **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-17-08-300-016.000-005 **Type** Agricultural Land
Sub None **Cross Street**
School District TIP Elem Akron **JrH** Tippe Valley **SrH** Tippe Valley
REO No **Short Sale** No
Legal Description 6.13+/- Acres part of 015-135-001.A N 1/2 SW 8-30-5 8.63A PER DEED
Directions From St. Rd. 14, turn east onto 1200 S., take angle road, 890 W., property is on corner of 850 W & 1175 S. Look for
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 6.13+/- Acres going to Auction on September 21, 2019. Tract 2's Land would be a great addition for hay ground, pasture or tillable cropland! Bid on this tract individually or in combination with tracts 1 & 3. OPEN HOUSE: September 10, 5:30-6.

Agent Remarks AUCTION: 9.21.19, 10 am at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. If survey is required, cost will be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hrs in advance & be present with client at any showing they attend and the auction. Client registration form in docs.

Sec **Lot** **Zoning** **Lot Ac/SF/Dim** 6.1300 / 267,023 / 635x6315
Parcel Desc Level, Pasture, Undeveloped, Tillable, **Platted Development** No **Platted Y/N** Yes
Township Franklin **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
LAND FEATURES Barn, Silo

Strctr/Bldg Imprv Yes
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 & Gary Spangle **Auctioneer License #** AC31300015
Owner Name

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$1,383.80 Exemption **Year Taxes Payable** 2019 **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 Metzger Property Services, LLC **Co-List Agent** Gary Spangle - Cell: 574-551-1768
Showing Instr Showingtime or Open House

List Date 8/26/2019 **Exp Date** 2/19/2020 **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** 2.0% **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
 Information is deemed reliable but not guaranteed.