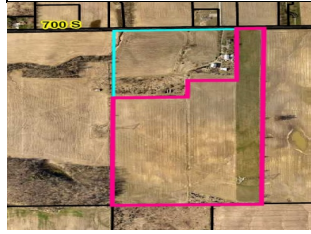


Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202012329 3706 E 700 S Warsaw IN 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-16-20-100-007.000-015 **Type** Agricultural Land
Sub None **Cross Street**
School District WTK Elem South Whitley JrH Whitko **SrH** Whitko
REO No **Short Sale** No
Legal Description Approximately 58+/- Acres part of 017-077-002 W 1/2 Ne 20-31-7 80.00A
Directions From 400 E., go west on 700 S., property will be on the south side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 58+/- Acres being Offered Absolute via Live-Stream Auction on Thursday, May 7 at 6:30pm. This quality farm is SELLING ABSOLUTE, NO RESERVE! Farm is located just northwest of Sidney and has a soils index of 127! The auction will be live streamed, bid online, links on our website!

Agent Remarks ABSOLUTE AUCTION: May 7, 6:30pm via Live Stream. TERMS: 10% down with the balance due at closing. Survey costs to be shared 50/50. RE BROKERS: Must register clients 24 hrs in advance of the auction and bid with them auction night. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	58.0000 / 2,526,480 / 2667 x 1329
Parcel Desc	Undeveloped, Tillable, 15+		Platted Development	No
Township	Monroe	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	None	Other Fees		

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

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 \$2,710.62 **Exemption** Homestead, Mortgage, **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** 30 Days after Harvest 2020
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 4/6/2020 **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** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
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.