

<b>Property Type</b>	LOTS AND LAND	<b>Status</b>	Active	<b>CDOM</b>	2	<b>DOM</b>	2	<b>Auction</b>	Yes
<b>MLS #</b>	202013293	5243 N Blue Lake Road	Churubusco	IN	46723	<b>Status</b>	Active	<b>LP</b>	\$0
<b>Area</b>	Whitley County	<b>Parcel ID</b>	92-04-10-251-014.900-009						
<b>Sub</b>	None	<b>Cross Street</b>							
<b>School District</b>	SGC Elem	Churubusco	<b>JrH</b>	Churubusco	<b>SrH</b>	Churubusco			
<b>REO</b>	No	<b>Short Sale</b>	No						
<b>Legal Description</b>	Pt Lot 14 & 15 16 & VAC PUBLIC PARK JOHN RAPP SECOND ADDITION								
<b>Directions</b>	From US 33, go West on 550 N., lot is after the curve at Blue Lake Rd., look for signs!								
<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	OT	<b>Zoning Description</b>	VC, VILLAGE COMMERCIAL		



**Remarks** This Channel Front Lot on Blue Lake with Outbuilding is Going to Auction as Tract 2 on May 15, at 6 pm. Fantastic potential building site on Blue Lake! Lot has a well, electricity and a sewer tap! There is a 40 x 30 garage/ building on this lot that has been utilized as a store front in the past; it has electricity, water, water heater & furnace! Property did have a greenhouse but that has been sold and is being removed. Pier stays with property! Bid on this tract individually or in combination with Tract 1, the home to the west that is also selling on May 15. Open House: Sunday, May 10 from 1-2 or by private showing!

**Agent Remarks** ONLINE AUCTION: May 15, 6pm. Links to Bid are on our website. TERMS: \$3,000 down with the balance due at closing. Taxes Prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings to represent client. Client Registration form is in docs. \*garden shed is being offered as personal property.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	0.4000 / 17,424 / 215x140
<b>Parcel Desc</b>	Lake, Waterfront, 0-2.9999, Water View	<b>Platted Development</b>	No	<b>Platted Y/N</b> Yes
<b>Township</b>	Smith	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00
<b>Type Use</b>	Commercial, Residential, Other	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone
<b>Type Water</b>	Well	<b>Easements</b>	No	<b>Water Frontage</b> 0.00
<b>Type Sewer</b>	Public	<b>Assn Dues</b>	Not Applicable	
<b>Type Fuel</b>	Gas	<b>Other Fees</b>		
<b>Electricity</b>	Available			
<b>Features</b>		<b>DOCUMENTS AVAILABLE</b>	Aerial Photo, Zoning	
		<b>LAND FEATURES</b>	Garage	
<b>Strctr/Bldg Imprv</b>	Yes			
<b>Can Property Be Divided?</b>	No			
<b>Water Access</b>	Lake			
<b>Water Name</b>	Blue Lake	<b>Lake Type</b>		
<b>Water Features</b>	Pier/Dock, Deeded			
<b>Water Frontage</b>	0.00	<b>Channel Frontage</b>	35.00	<b>Water Access</b> CHFR
<b>Auction</b> Yes	<b>Auctioneer Name</b>	Chad Metzger/Tim Holmes	<b>Auctioneer License #</b>	AC31300015
<b>Owner Name</b>				
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Excluded Party</b> None
<b>Annual Taxes</b>	\$945.38	<b>Exemption</b>	No Exemptions	<b>Year Taxes Payable</b> 2020
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	at closing	
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b>	RB14045939	<b>Agent E-mail</b>	chad@metzgerauction.com	
<b>Co-List Office</b>		<b>Co-List Agent</b>		
<b>Showing Instr</b>	Showingtime or Open House			
<b>List Date</b>	4/14/2020	<b>Exp Date</b>	6/30/2020	<b>Publish to Internet</b> Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Virtual Tours:</b>		<b>BBC</b>	1.5%	<b>Allow AVM</b> Yes
<b>Pending Date</b>		<b>Variable Rate</b>	No	<b>Show Comments</b> Yes
<b>Total Concessions Paid</b>		<b>Special Listing Cond.</b>	None	
<b>Sell Off</b>		<b>Type of Sale</b>		
	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 2
	<b>Sold/Concession Remarks</b>			
	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>	
	Presented by:	Tiffany Reimer / Metzger Property Services, LLC		

Information is deemed reliable but not guaranteed.

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