

Listings as of 05/16/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202017617	*** E 700 S	North Judson	IN 46366	<b>Status</b> Active
<b>Area</b> Starke County	<b>Parcel ID</b> 75-10-30-200-006.000-001	<b>Type</b> Residential Land		
<b>Sub</b> None	<b>Cross Street</b>	<b>Lot #</b>		
<b>School District</b> NJSP Elem	North Judson - San Pierre	<b>JrH</b> North Judson Junior High	<b>SrH</b> North Judson-San Pierre	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> Pt Ne Ne N Of Rr S30 T32 R2 1.70a.				
<b>Directions</b> From St. Rd. 10, go south on 100 East, turn east onto 700 S., property will be on south side of road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	

**Remarks** This Property is going to Auction on Saturday, June 6, 2020 at 10 am CST. Features 1.7+/- Acres that would be a great addition to any of the adjoining owners for more yard or could be a great potential building site! Bid on this tract individually or in combination with another tract or the entire property for 5.75+/- Acres!

**Agent Remarks** AUCTION: 6.6.20, 10am CST. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. Selling As Is, Where Is. RE BROKERS: Must register 24 hrs in advance and be present at all showings & auction with client to receive compensation. Client registration form is in docs.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 1.7000 / 74,052 / 968X596	
<b>Parcel Desc</b>	Corner, Level, Undeveloped, 0-2.9999		<b>Platted Development</b> No	<b>Platted Y/N</b> Yes
<b>Township</b>	California	<b>Date Lots Available</b>	<b>Price per Acre</b> \$0.00	
<b>Type Use</b>	Residential	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

**Features** DOCUMENTS AVAILABLE Aerial Photo

**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** \$113.80 **Exemption** No Exemptions **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**

**List Date** 5/15/2020 **Exp Date** 8/1/2020 **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** 3.0% **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

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