




Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 09/16/2020

Property Type LOTS AND LAND	Status Active	CDOM 2	DOM 2	Auction Yes	
MLS # 202037070	* 650 N.	Rochester	IN 46975	Status Active	LP \$0
	Area Fulton County	Parcel ID 25-03-12-200-022.000-006	Type Agricultural Land		
Sub None	Cross Street		Lot #		
School District TIP Elem	Mentone	JrH	Tippe Valley	SrH Tippe Valley	
REO No	Short Sale No				
Legal Description Approximately 10+/- Acres part of: E Mid W Ne 3a 12-31-3 Also pt Vacated South St adj property (Ordinance					
Directions Just off of SR 25. Head south on Talma Road, property is on East side of road.					
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture		

Remarks 10+/- Acres of Tillable Cropland Going to the Auction on Thursday, October 8, 2020 at 6:30pm. This is Tract 1 which could be a great potential building site! This ground has a Soil Index of 142.2. Bid on this tract individually or in combination with Tract 2 for a total of 38+/- Acres!

Agent Remarks Auction 10.8.20 at 6:30 PM at the Talma Community Building. TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owners Title Insurance Policy. If survey is required for clear title, the costs shall be 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to

Sec	Lot	Zoning	Lot Ac/SF/Dim 10.0000 / 435,600 / 930x680				
Parcel Desc	Partially Wooded, Undeveloped, Tillable,		Platted Development No			Platted Y/N Yes	
Township	Newcastle	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, Soil Map

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 \$893.02	Exemption	Year Taxes Payable 2020	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No		Possession After 2020 Crop 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							
List Date 9/14/2020	Exp Date 1/31/2021	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 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

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