

Listings as of 09/15/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202037071	** 650 N	Rochester	IN 46975	Status Active
Area Fulton County		Parcel ID 25-03-12-200-024.000-006		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 28+/- Acres part of: N Div Se Ne 12-31-3. 24.50 A, Pt Ne Ne 12-31-3. 10.56 A. and E Mid W				
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 28+/- Acres of Tillable Cropland is Going to Auction Thursday, October 8 at 6:30pm. Tract 2 features 28+/- Acres of Tillable Cropland with a Soils Index of: 127.1. Bid on this tract individually or in combination with Tract 1 for a total of 38+/- Acres!

Agent Remarks Auction 10.8.20 at 6:30 PM at the Talma Community Building. Possession of the cropland is subject to the current tenants rights to the 2020 harvest. 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

Sec	Lot	Zoning	Lot Ac/SF/Dim 28.0000 / 1,219,680 / 1395x970
Parcel Desc	Undeveloped, Tillable, 15+	Platted Development	No
Township	Newcastle	Date Lots Available	
Type Use	Agriculture, Residential	Road Access	County
Type Water	None	Road Surface	Tar and Stone
Type Sewer	None	Road Frontage	County
Type Fuel	None	Price per Acre	\$ \$0.00
Electricity	None	Assn Dues	Not Applicable
		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
Auction Yes	Auctioneer Name Chad Metzger
Owner Name	Auctioneer License # AC31300015
Financing: Existing	Proposed
Annual Taxes \$893.02	Exemption
Is Owner/Seller a Real Estate Licensee	No
List Office Metzger Property Services, LLC - office: 260-982-0238	Possession After 2020 Crop Harvest
Agent ID RB14045939	List Agent Chad Metzger - Cell: 260-982-9050
Co-List Office	Agent E-mail chad@metzgerauction.com
Showing Instr	Co-List Agent
List Date 9/14/2020	Exp Date 1/31/2021
IDX Include Y	Contract Type Exclusive Right to Sell
Publish to Internet	Yes
Show Addr to Public	Yes
Allow AVM	Yes
Show Comments	Yes
BBC 1.0%	Variable Rate No
Special Listing Cond.	None
Type of Sale	
Pending Date	Closing Date
Selling Price	How Sold
CDOM 1	
Total Concessions Paid	Sold/Concession Remarks
Sell Agent	Co-Sell Off
Co-Sell Agent	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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