

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS # 202041185 ******* E Wooster Road **Warsaw** **IN** 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-11-23-100-032.000-031 **Type** Agricultural Land
Sub None **Cross Street**
School District WRS Elem **Jefferson** **JrH** Lakeview **SrH** Warsaw
REO No **Short Sale** No
Legal Description 003-113-004.A PT E 1/2 NE & PT FOREST RESERVE (7.72a) 23-32-6 45.80A PER DEED
Directions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description** Agriculture

Remarks 45.8+/- Acres of Beautiful Recreational Woods going to auction on Saturday, October 24, 2020 at 10:00 AM! Property has Trails cut throughout; perfect for hunting or outdoor activities! This could be a great potential secluded building site just minutes from Warsaw south of US 30! Bid on this tract individually, in combination or bid on the entire 60 +/- Acres being offered!! Open House: Monday, 10.19.20 5:30-6pm.

Agent Remarks Auction: Saturday, 10.24.20 10am. Open House: Monday, 10.19.20 5:30-6pm. Terms: Tract 1 - \$5,000.00 down the day of the auction; Tracts 2&3 - 10% down the day of the auction with the balance at closing. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 receive compensation. Client

Sec **Lot** **Zoning** **Lot Ac/SF/Dim** 45.8000 / 1,995,048 / 2150 x 930
Parcel Desc Heavily Wooded, Partially Wooded, **Platted Development** No **Platted Y/N** Yes
Township Wayne **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture, Recreational **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

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access Pond
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 \$714.74 **Exemption** **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 Showingtime or Open House
List Date 10/10/2020 **Exp Date** 3/31/2021 **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** 1.5% **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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