

## Lots & Land Agent Full Detail Report

Schedule a Showing Page 1 of 1

| roperty Type LOTS AND LAND    | Status Activ                | e                  |                     | <b>CDOM</b> 1       | <b>DOM</b> 1    | Auction        | Yes         |
|-------------------------------|-----------------------------|--------------------|---------------------|---------------------|-----------------|----------------|-------------|
| <b>ILS #</b> 201929094 ** 250 | S Road                      | Warsaw             | IN 46580            | Status Ac           | tive            | <b>LP</b> \$0  |             |
| and the second second         | Area Kosciusko County       | Parcel ID          | 43-11-26-400-007.   | 000-031Type Resid   | dential Land    |                |             |
|                               | Sub None                    | Cross Stree        | et                  |                     |                 | Lot #          |             |
|                               | School District WRS El      | em Claypool        | JrH                 | Edgewood            | SrH             | Warsaw         |             |
| States and States             | REO No                      | Shor               | t Sale No           |                     |                 |                |             |
|                               | Legal Description 003-12    | 6-027 PT SE SW 2   | 26-32-6 8.55A       |                     |                 |                |             |
| Mar Ja                        | Directions North on State F | Road 15, turn east | onto E 300 S, north | onto S Packerton Ro | ad, east onto E | 250 S, turn no | rth into th |

**Remarks** This property is going for ABSOLUTE AUCTION on Monday, July 29, 6 pm at the property. ABSOLUTE AUCTION means this property will sell regardless of price!! 8.55+/- Acres of Woods that could be a great potential building site will be Tract 2! Great opportunity & potential! Bid on this tract individually or in combination with Tract 1 which is the home and adjoining parcel for an 11+/- Property! Open House: July 22, 5:30-6pm.

**Agent Remarks** ABSOLUTE AUCTION: 7.29.19 - 6 pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No survey. BROKERS Must register clients 24 hrs in advance and be present at the auction and all showings. Client registration form in docs.

| Sec Lot Zoning   | Lot Ac/SF/Dim   | 8.5500 / 372,438 / 1279 ft x 359 ft  |
|--|---|--|
| Parcel Desc Heavily Wooded, 6-9.999  | Platted Developme   | nt No Platted Y/N Yes  |
| Township Wayne   | Date Lots Available   | Price per Acre \$\$0.00  |
| Type Use Agriculture, Mobile Home,   | Road Access County  | Road Surface Paved Road Frontage County  |
|  |   |  |
| Type Water None  |   | Easements Yes  |
| Type Sewer None  |   | Water Frontage   |
| Type Fuel None   |   | Assn Dues Not Applicable   |
| Electricity None   |   | Other Fees   |
| <b>F</b> 6   |   |  |
| Features   |   | DOCUMENTS AVAILABLE Aerial Photo   |
| Strctr/Bldg Imprv No   |   |  |
| Strctr/Bldg Imprv No Can Property Be Divided? No   |   |  |
| Water Access   |   |  |
| Water Name   | la  | ike Type   |
| Water Features   |   |  |
| Water Frontage   | Channel Frontage  | Water Access   |
| Auction Yes Auctioneer Name  | Chad Metzger  | Auctioneer License # AC31300015  |
| Owner Name   | 0.100   |  |
|  |   |  |
| Financing: Existing  | Proposed  | Excluded Party None  |
| Financing: Existing<br>Annual Taxes \$123.30 Exemption   | Proposed  |  |
| • •  | · · · ·   | Year Taxes Payable 2019 Assessed Value   |
| Annual Taxes \$123.30 Exemption  | No  | Year Taxes Payable 2019 Assessed Value   |
| Annual Taxes \$123.30 Exemption<br>Is Owner/Seller a Real Estate Licensee  | No<br>LC - office: 260-982-0238   | Year Taxes Payable     2019     Assessed Value       Possession     At Closing       List Agent     Chad Metzger - Cell: 260-982-9050  |
| Annual Taxes \$123.30 Exemption<br>Is Owner/Seller a Real Estate Licensee<br>List Office Metzger Property Services, L  | No<br>LC - office: 260-982-0238<br><b>Agent E-mail</b> chad@metzg   | Year Taxes Payable     2019     Assessed Value       Possession     At Closing       List Agent     Chad Metzger - Cell: 260-982-9050  |
| Annual Taxes \$123.30 Exemption<br>Is Owner/Seller a Real Estate Licensee<br>List Office Metzger Property Services, L<br>Agent ID RB14045939   | No<br>LC - office: 260-982-0238<br><b>Agent E-mail</b> chad@metzg   | Year Taxes Payable     2019     Assessed Value       Possession     At Closing       List Agent     Chad Metzger - Cell: 260-982-9050       erauction.com  |
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