

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 14      **DOM** 14      **Auction** Yes  
**MLS #** 201933862      2635 W Till Road      Fort Wayne      IN 46818      **Status** Active      **LP** \$0



**Area** Allen County      **Parcel ID** 02-07-04-401-003.000-065 **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** FWC Elem      **Abbott**      **JrH** Blackhawk      **SRH** North Side  
**REO** No      **Short Sale** No  
**Legal Description** Tract 2: 10 Acres Part of 13.281 A Irr Tract Se 1/4 Sec 4  
**Directions** Go North on Lima Road, Turn West onto W Till Road, Property will be on the left back a long drive.  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** This land will be going up for auction on August 24th at 10 am! 10 Acres of Agriculturally Zoned Land will be Tract 2 of this auction. Bid on this land individually or combine it with Tract 1 and get 13 Acres of Agriculturally Zoned Land and a Warehouse. Open House: August 19th from 5:30-6 pm.

**Agent Remarks** Terms: \$15,000 down the day of auction. Possession at Closing. Taxes Prorated. No Survey unless required for clear title. RE BROKERS: Must register 24 hrs in advance of the auction and be present at all showings & the auction to represent client. Client Registration form is in the docs. Timber Framed Barn and Grain Bin are selling as Personal Property to be removed from the Property or buyer of property can purchase separately and left in place.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	10.0000 / 435,600 / 400 x 1700
<b>Parcel Desc</b>	Level, 10-14.999	<b>Platted Development</b>	Yes	<b>Platted Y/N</b> Yes
<b>Township</b>	Perry	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00
<b>Type Use</b>	Agriculture	<b>Road Access</b>	County	<b>Road Surface</b> Gravel <b>Road Frontage</b> County
<b>Type Water</b>	Well	<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** \$851.00      **Exemption**      **Year Taxes Payable** 2019      **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** 8/6/2019      **Exp Date** 11/10/2019      **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** 14  
**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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