

Lots & Land Agent Full Detail Report

🔨 Schedule a Showing

Page 1 of 1

koad War Kosciusko County None		IN 46580 -14-200-090.	Statu 000-031 Type	s Active Agricultural Lan	nd	LP \$0	
,		-14-200-090.	000-031 Type	Agricultural Lan	nd		
None	a a i			5			
	Cross Street				I	Lot #	
DI District WRS Elem	Jefferson	JrH	Lakeview		SrH	Warsaw	
No	Short Sale	No					
Description 003-068-021	PT SW SE SE 14-3	2-6 & PT NW	/ NE NE 23-32-	6 3.32A PER D	EED		
tions From US 30, Head So	outh on 325 East. Tu	rn West onto	Wooster Rd. P	roperty will be c	on So	uth side of Roa	d.
City Limits N City Zonin	ng County	Zoning A1	Zoning Desc	ription Agricu	Ilture		
	District WRS Elem No Description 003-068-021 ions From US 30, Head So	IDistrict WRS Elem Jefferson No Short Sale Description 003-068-021 PT SW SE SE 14-3 ions From US 30, Head South on 325 East. Tu	IDistrict WRS Elem Jefferson JrH No Short Sale No Description 003-068-021 PT SW SE SE 14-32-6 & PT NW ions From US 30, Head South on 325 East. Turn West onto	IDistrict WRS Elem Jefferson JrH Lakeview No Short Sale No Description 003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32- ions From US 30, Head South on 325 East. Turn West onto Wooster Rd. P	IDistrict WRS Elem Jefferson JrH Lakeview No Short Sale No Description 003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32-6 3.32A PER D ions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be of	Initial District WRS Elem Jefferson JrH Lakeview SrH No Short Sale No No Short Sale Short Sale	Initial District WRS Elem Jefferson JrH Lakeview SrH Warsaw No Short Sale No Description 003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32-6 3.32A PER DEED ions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road

Remarks This tracts features 3.32+/- Acres of Peaceful Recreational Woods going to auction on Saturday, October 24, 2020 at 10:00 AM! 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 3.3200	/ 144,619 / 900 x 170
Parcel Desc Heavily Wooded, 3-5.9999	Platted Development No	Platted Y/N Yes
Township Wayne	Date Lots Available	Price per Acre \$\$0.00
Type Use Residential, Recreational	Road Access County Ro	oad Surface Tar and Stone Road Frontage County
Type Water None		Easements Yes
••		
,		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? 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		
Eineneine Evietine	Proposed	Excluded Party None
Financing: Existing		•
Annual Taxes \$27.54 Exemption		tes Payable 2020 Assessed Value
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Annual Taxes \$27.54 Exemption	Year Tax No Possess	tes Payable 2020 Assessed Value
Annual Taxes \$27.54 Exemption Is Owner/Seller a Real Estate Licensee	Year Tax No Possess	tes Payable 2020 Assessed Value ion At Closing nt Chad Metzger - Cell: 260-982-9050
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Annual Taxes \$27.54 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open F List Date 10/10/2020 Exp Date 3/3 IDX Include Y Contract Type Exc Virtual Tours: Pending Date Closing Total Concessions Paid Sell Off Sell A	Year Tax No Possess .C - office: 260-982-0238 List Age Agent E-mail chad@metzgerauction Co-List A House 11/2021 Publish to Internet Yes clusive Right to Sell BBC 1.5% g Date Selling Print Sold/Concession Remarks Agent Co-Sell (Concession Remarks) Agent Co-Sell (Concession Remarks)	tes Payable 2020 Assessed Value ion At Closing nt Chad Metzger - Cell: 260-982-9050 .com Agent Show Addr to Public Yes Agent Yes Show Addr to Public Yes Yes Allow AVM Yes Show Comments Yes Yes Yes