

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202041186      **\*\* E Wooster Road**      **Warsaw**      **IN 46580**      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-11-14-200-090.000-031 **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WRS Elem      **Jefferson**      **JrH Lakeview**      **SrH** Warsaw  
**REO** No      **Short Sale** No  
**Legal Description** 003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32-6 3.32A 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** 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      **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?** 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** \$27.54      **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  
 Information is deemed reliable but not guaranteed.