

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 0      **DOM** 0      **Auction** Yes  
**MLS #** 201937265      210 E Adams Street      Roann      IN 46974      **Status** Active      **LP** \$0



**Area** Wabash County      **Parcel ID** 89-09-01-101-077.000-011 **Type** Residential Land  
**Sub** None      **Cross Street**  
**School District** WAC Elem      Metro North/Sharp Creek JrH Northfield      **Lot #**  
**SrH** Northfield  
**REO** No      **Short Sale** No  
**Legal Description** Haldermans 17  
**Directions** From 16, turn south onto Church St., building is at corner of Adams & Church streets.  
**Inside City Limits** Y      **City Zoning** R1      **County Zoning**      **Zoning Description**

**Remarks** This unique property is going to auction on September 15, 1pm at 315 Chippewa St., Roann. 34'x42' brick building that is ideal to use for storage! Great opportunity! OPEN HOUSE: September 9, 2019, 5:30-6pm.

**Agent Remarks** Auction: 9.15.19 -- 1pm. TERMS: \$1,000 down w/ balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings/open house & auction with client. Registration form is in docs.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	0.2100 / 9,148 / 132x66					
<b>Parcel Desc</b>	Corner, Level, 0-2.9999		<b>Platted Development</b>	No		<b>Platted Y/N</b>	Yes		
<b>Township</b>	Paw Paw		<b>Date Lots Available</b>		<b>Price per Acre</b>	\$0.00			
<b>Type Use</b>	Residential		<b>Road Access</b>	City	<b>Road Surface</b>	Tar and Stone		<b>Road Frontage</b>	City
<b>Type Water</b>	None		<b>Easements</b>	No					
<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>						
<b>Features</b>			<b>DOCUMENTS AVAILABLE</b>	Aerial Photo					
			<b>LAND FEATURES</b>	Garage					
<b>Strctr/Bldg Imprv</b>	Yes								
<b>Can Property Be Divided?</b>	No								
<b>Water Access</b>									
<b>Water Name</b>			<b>Lake Type</b>						
<b>Water Features</b>									
<b>Water Frontage</b>			<b>Channel Frontage</b>			<b>Water Access</b>			
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger		<b>Auctioneer License #</b>	AC31300015			
<b>Owner Name</b>									
<b>Financing:</b>	<b>Existing</b>		<b>Proposed</b>		<b>Excluded Party</b>	None			
<b>Annual Taxes</b>	\$236.66	<b>Exemption</b>		<b>Year Taxes Payable</b>	2019	<b>Assessed Value</b>			
<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>Possession</b>	at closing					
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238		<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050					
<b>Agent ID</b>	RB14045939		<b>Agent E-mail</b>	chad@metzgerauction.com					
<b>Co-List Office</b>			<b>Co-List Agent</b>						
<b>Showing Instr</b>	Open House: Sept. 9 5:30-6pm								
<b>List Date</b>	8/26/2019	<b>Exp Date</b>	2/13/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>BBC</b>	1.5%	<b>Variable Rate</b>	No	<b>Special Listing Cond.</b>	None
<b>Virtual Tours:</b>			<b>Type of Sale</b>						
<b>Pending Date</b>			<b>Closing Date</b>			<b>Selling Price</b>	<b>How Sold</b>		<b>CDOM</b> 0
<b>Total Concessions Paid</b>			<b>Sold/Concession Remarks</b>						
<b>Sell Off</b>			<b>Sell Agent</b>			<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		
			Presented by: Tiffany Reimer / Metzger Property Services, LLC						

Information is deemed reliable but not guaranteed.

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