

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202309432	7117 W 1500 N	Silver Lake	IN 46982	Status	Active	LP	\$0	
Area	Wabash County	Parcel ID	85-01-23-200-009.000-012	Type	Residential Land				
Sub	None	Cross Street		Lot #					
School District	MCS Elem	Manchester	JrH	Manchester	SrH	Manchester			
REO	No	Short Sale	No	Waterfront Y/N	N				
Legal Description	PT E1/2 NE1/4 23-30-5 2.11AC DITCH 637								
Directions	Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N. Property is on the south side of the road.								
Inside City Limits	N	City Zoning		County Zoning	A2	Zoning Description			



Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 2: 2+/- Acres with old farm outbuildings. Great Potential Building Site for your dream home! Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Auction: Tues. 5.2.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

Sec	Lot	Lot Ac/SF/Dim	2.1100 / 91,912 / 315x300						
Parcel Desc	0-2.9999	Platted Development	No	Platted Y/N	Yes				
Township	Pleasant	Date Lots Available		Price per Acre	\$ \$0.00				
Type Use	Agriculture, Residential	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County		
Water Type	Unknown	Easements	Yes	Water Frontage					
SEWER TYPE	None	Assn Dues	Not Applicable	Other Fees					
Type Fuel	None								
Electricity	Available								
Features		DOCUMENTS AVAILABLE	Aerial Photo	LAND FEATURES	Barn				
Strctr/Bldg Imprv	Yes								
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				
Auction Location	Akron Community Center	815	Auction Start Date	5/2/2023					
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$488.84	Exemption		Year Taxes Payable	2023	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No	Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050						
Agent ID	RB14045939	Agent E-mail	chad@metzgerauction.com						
Co-List Office	Mossy Oak Properties/Indiana Land and Lifestyle	Co-List Agent	Brecken Kennedy - Cell: 260-578-7661						
Showing Instr									
List Date	3/30/2023	Exp Date	5/30/2023						
Contract Type	Exclusive Right to Sell	BBC	1.0%	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:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).