




Lots & Land Agent Full Detail

[Schedule a Showing](#)

Listings as of 04/15/2024

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Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes		
MLS	202412545		** W State Road 16		Roann		IN		46974		Status		Active		LP		\$0			
			Area		Wabash County		Parcel ID		85-05-35-401-003.000-010		Type		Residential Land							
			Sub		Other		Cross Street						Lot #							
			School District		WAC Elem		Metro North/Sharp Creek		JrH		Northfield		SrH		Northfield					
			REO		No		Short Sale		No		Waterfront Y/N		Y							
			Legal Description		STOCKDALE ESTATES LOT 3 1.20AC															
			Directions		West of Roann on SR 116. Property is on the north side of the road, part of Stockdale Estates.															
Inside City Limits		N		City		R1		County Zoning		R1		Zoning Description		R1						

Remarks Beautiful Home & Pole Barn in Stockdale Estates offered in 2 Tracts selling via Online Only Auction on on Tues. May 7 at 6 pm. Escape to your very own slice of paradise with this stunning 1.2+/- acre riverfront property. Situated on the Eel River, this property features a spacious 24x36 pole barn with concrete floors, providing ample space for storage, hobbies, or even potential conversion into a workshop or studio. Whether you envision a peaceful retreat or a potential place to build your dream home, this riverfront property offers endless opportunities to create the lifestyle you desire. Bid on this tract individually or in combination with the beautiful home next door! Open Houses: Tues. April 30, 5:30 – 6 pm & Sun. May 5, 1-2 pm

Agent Remarks Online Auction: Tues. May 7, 6 pm Open Houses: Tues. April 30, 5:30 – 6 pm & Sun. May 5, 1-2 pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with

Sec	Lot 3		Lot Ac/SF/Dim	1.2000 / 52,272 / 220x290							
Parcel Desc	Level, Waterfront, 0-2.9999		Platted Development		Yes		Platted Y/N Yes				
Township	Paw Paw		Date Lots Available				Price per Acre	\$ \$0.00			
Type Use	Residential, Recreational		Road Access	State		Road Surface	Asphalt		Road Frontage	State	
Water Type	None		Well Type				Easements	Yes			
SEWER TYPE	None						Water Frontage	220.00			
Type Fuel	None						Assn Dues	\$0.00		Not Applicable	
Electricity	Available						Other Fees				
Features							DOCUMENTS AVAILABLE Aerial Photo				
							LAND FEATURES Pole Barn				
Strctr/Bldg Imprv	Yes										
Can Property Be Divided?	No										
Water Access	River										
Water Name	Eel River		Lake Type								
Water Features	Deeded										
Water Frontage	220.00		Channel Frontage				Water Access	RVRF			
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #		AC31300015				
Auction Location	Online Only: bidmetzger.com		Auction Start Date		5/7/2024						
Financing:	Existing		Proposed				Excluded Party	None			
Annual Taxes	\$256.84	Exemption	No Exemptions		Year Taxes Payable	2024		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			Co-List Agent								
Showing Instr	Showingtime or Open House										
List Date	4/15/2024	Exp Date	9/30/2024								
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 0				
Total Concessions Paid			Sold/Concession Remarks								
Sell Office			Sell Agent		Sell Team						
Co-Sell			Co-Sell Agent								
Presented	Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238										

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