Not Applicable

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Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202417693 \*\* Ems T34d1 Lane Leesburg IN 46538 Status Active LP \$0

A S S S R

Area Kosciusko County Parc

Parcel ID 43-07-01-300-156.000-016 Type Residential Land

Sub Old Mill Place Cross Street Lot #

School District WRS Elem Leesburg JrH Lakeview SrH Warsaw

REO No Short Sale No Waterfront Y/N Y

**Legal Description** 29-3-030.C W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE

Directions On north side of Tippecanoe Lake. Take EMS T34 Ln to T34 D1 Ln. Property is on corner of T34 D & T34 D1.

Inside City Limits N City County Zoning R1 Zoning Description

**Remarks** Waterfront Potential Building Site on Tippecanoe Lake selling via Online Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 2: 0.23+/- Acre lot with 90 feet of channel frontage on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

**Agent Remarks** Online Auction: Thurs. 6.20.24 6pm- a 2.5% buyer's premium will be added to the winner's final bid. 10% down day of the auction with the balance at closing. Full terms in the docs section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

 Sec
 Lot Ac/SF/Dim
 0.2300
 /
 10,198
 /
 101X101

Parcel Desc Lake, 0-2.9999, Water View Platted Development No Platted Y/N Yes

Township Plain Date Lots Available Price per Acre \$\$0.00

Type Use Residential Road Access County Road Surface Tar and Stone Road Frontage County

Water Type None Well Type Easements Yes

SEWER TYPE None Water Frontage 90.00

Type Fuel None Assn Dues

Type Fuel None Assn Dues

Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access Lake

Water Name Tippecanoe Lake Type

Water Features

Water Frontage90.00Channel Frontage90.00Water AccessCHFRAuctionYesAuctioneer NameChad Metzger & Tim PittsAuctioneer License #AC31300015

Auction LocationOnline Only:Auction Start Date6/20/2024

Financing: Existing Proposed Excluded Party None

Annual Taxes \$1,950.3 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 Timothy Pitts - Cell: 317-714-0432

Agent ID RB21001581 Agent E-mail tpitts5467@hotmail.com

Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050

Showing Instr

List Date 5/17/2024 Exp Date 12/31/2024

Contract Type Exclusive Right to Sell BBC 2.0% 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 Agent

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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