




Lots & Land Agent Full Detail



Listings as of 07/16/2024

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Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes	
MLS		202426301		* N 800 W		North Manchester		IN		46962		Status		Active		LP		\$0	
		Area		Wabash County		Parcel ID		85-01-26-300-004.000-012		Type		Agricultural Land							
		Sub		None		Cross Street								Lot #					
		School District		MCS Elem		Manchester		JrH		Manchester				SrH		Manchester			
		REO		No		Short Sale		No		Waterfront Y/N		Y							
		Legal Description		PT SW1/4 26-30-5 16.295AC															
Directions		From SR 114, head north on 800 W. Property is on the east side of the road.																	
Inside City Limits		N		City		County Zoning		A2		Zoning Description									

Remarks 16.3+/- Acres of Recreational Woods along Lotz Lake is going to Online Only Auction on Tuesday, August 13, 2024 -- Bidding begins closing out at 6 pm. This Secluded woods lies in NW Wabash County with lake frontage on Lotz Lake that provides a picturesque backdrop for hunting, fishing or just enjoying nature. This property also presents an idyllic setting as a potential building site for outdoor enthusiasts and nature lovers alike. Don't miss your opportunity to own your piece of secluded, recreational woods complete with lake frontage!

Agent Remarks Online Auction: Tues. 8.13.24 6pm Full terms in docs. 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	Lot Ac/SF/Dim		16.3000	/	709,810	/	510x1200			
Parcel Desc	Heavily Wooded, Lake, Waterfront,		Platted Development		No				Platted Y/N Yes		
Township	Pleasant		Date Lots Available				Price per Acre		\$ \$0.00		
Type Use	Residential, Other,		Road Access		County		Road Surface		Tar and Stone Road Frontage County		
Water Type	None		Well Type				Easements		Yes		
SEWER TYPE	None						Water Frontage		560.00		
Type Fuel	None						Assn Dues		Not Applicable		
Electricity	Available						Other Fees				

Features

DOCUMENTS AVAILABLE Aerial Photo, Other

Strctr/Bldg Imprv		No											
Can Property Be Divided?		No											
Water Access		Lake											
Water Name		Lotz Lake		Lake Type									
Water Features													
Water Frontage		560.00		Channel Frontage		0.00		Water Access		LAKE			
Auction		Yes		Auctioneer Name		Chad Metzger		Auctioneer License #		AC31300015			
Auction Location		Online Only: BidMetzger.com		Auction Start Date		8/13/2024							
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes		\$1,047.3		Exemption		No Exemptions		Year Taxes Payable		2024			
Is Owner/Seller a Real Estate Licensee		No		Possession		at closing		Assessed Value					
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													
List Date		7/16/2024		Exp Date		11/1/2024							
Contract Type		Exclusive Right to Sell		BBC		1.5%		Variable Rate		No			
Virtual Tours:				Type of Sale				Special Listing Cond.		None			
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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