



Lots & Land Agent Full Detail

[Schedule a Showing](#)

Listings as of 07/23/2024

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Property Type			LOTS AND LAND			Status			Active			CDOM			6			DOM			6			Auction			Yes		
MLS			202426474			** S 100 E			Claypool			IN 46510			Status			Active			LP			\$0					
			Area			Kosciusko County			Parcel ID			43-15-13-400-005.000-001			Type			Agricultural Land											
			Sub			None			Cross Street						Lot #														
			School District			WRS Elem			Claypool			JrH Edgewood			SrH Warsaw														
			REO			No			Short Sale			No			Waterfront Y/N			N											
			Legal Description			Approximately 18+/- acres part of: 1-50-1.A W 56A N SIDE NW 13-31-6 49.39A																							
Directions			Northeast of Claypool. Head east on 700 S, then north on 100 E. Property is on the east side.																										
Inside City Limits			N City			County Zoning			A1			Zoning Description																	

Remarks 49+/- Acres with Beautiful Brick Ranch, Shop, & Recreational Land offered in 3 Tracts selling via Online Only Auction on Thursday, August 15, 2024 -- Bidding begins closing out at 6 pm! TRACT 2: An 18+/- acre paradise for outdoor enthusiasts, currently in CRP offering prime hunting opportunities, cut trails in the woods, a tripod deer blind, nut trees, wildflowers, and a variety of birds. Bid on this tract individually, any combination, or for the entire 49+/- acres!

Agent Remarks Online Auction: Thurs. 8.15.24 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		18.0000	/	784,080	/	1260x750			
Parcel Desc	Partially Wooded, 15+		Platted Development		No				Platted Y/N	Yes	
Township	Clay		Date Lots Available				Price per Acre	\$ \$0.00			
Type Use	Residential, Recreational		Road Access	County		Road Surface	Asphalt		Road Frontage	County	
Water Type	None		Well Type				Easements	Yes			
SEWER TYPE	None						Water Frontage				
Type Fuel	None						Assn Dues		Not Applicable		
Electricity	Available						Other Fees				
Features						DOCUMENTS AVAILABLE					Aerial Photo
Strctr/Bldg Imprv	No										
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		Online Only: bidmetzger.com			Auction Start Date		8/15/2024				
Financing:	Existing		Proposed						Excluded Party	None	
Annual Taxes	\$1,513.6	Exemption				Year Taxes Payable	2024		Assessed Value		
Is Owner/Seller a Real Estate Licensee				No		Possession	30 days after 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											
List Date	7/17/2024	Exp Date	11/30/2024								
Contract Type	Exclusive Right to Sell						Special Listing Cond.		None		
Seller Concessions Offer Y/N				Seller Concession Amount \$							
Virtual Tours:	Unbranded Virtual Tour		Type of Sale								
Pending Date		Closing Date		Selling Price			How Sold		CDOM 6		
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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