




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			202426477			*** 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 29+/- 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 3: A paradise for outdoor enthusiasts, offering prime hunting opportunities, cut trails in the woods, a tripod deer blind, nut trees, wildflowers, and a variety of birds. 29+/- Acres of CRP & Wetlands. 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		29.0000 /	1,263,240 /	1700x780		
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	Tar and Stone	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	Disabled Vet, Homestead,		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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