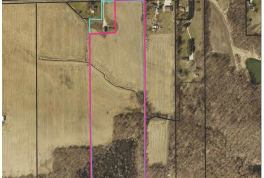


Listings as of 11/09/2021

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202147150	* E 1000 S	Claypool	IN	46510	Status	Active	LP	\$0
									
Area	Kosciusko County			Parcel ID	43-19-03-400-098.000-009				
Sub	None			Cross Street	Lot #				
School District	WTK	Elem	South Whitley	JrH	Whitko	SrH	Whitko		
REO	No			Short Sale	No				
Legal Description	Approximately 34+/- Acres part of: 019-058-002 Mdl Pt Nw 3-30-7 35.00A								
Directions	From SR 13, head east on 1000 south. Property will be on the south side of the road.								
Inside City Limits	N	City Zoning	County Zoning	A1	Zoning Description				

Remarks 34+/- Acres of Quality Cropland selling via Online Only Auction on Tuesday, December 7, 2021 - Bidding begins closing out at 6:00 PM! There is 34+/- Acres of Quality Cropland & Recreational Woods! This property includes 20+/- acres of cropland & 14+/- acres of woods. Cropland has a Soil Index of 146.3!

Agent Remarks Online Auction: 12.7.21 6pm TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty 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 Sellers and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Sec	Lot	Lot Ac/SF/Dim		34.0000 /	1,481,040 /	2450X600	
Parcel Desc	Tillable, 15+	Platted Development		No	Platted Y/N Yes		
Township	Jackson	Date Lots Available			Price per Acre	\$ \$0.00	
Type Use	Agriculture, Residential	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County
Type Water	None				Easements	Yes	
Type Sewer	None				Water Frontage		
Type Fuel	None				Assn Dues	Not Applicable	
Electricity	Available				Other Fees		

Features
DOCUMENTS AVAILABLE Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes

Water Access

Water Name Lake Type

Water Features

Water Frontage Channel Frontage

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$825.36 **Exemption** Homestead, Mortgage, **Year Taxes Payable** 2021 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** After 2021 Crop Harvest

List Office Metzger Property Services, LLC - office: 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 11/8/2021 **Exp Date** 1/31/2022 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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