




# Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/19/2021

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	2	DOM	2	Auction	Yes
MLS #	202148210	** Glacier Ridge Road	Fort Wayne	IN	46845	Status	Active	LP	\$0
	Area	Allen County	Parcel ID	02-02-10-100-026.000-057					
	Type	Residential Land							
	Sub	None	Cross Street						
	School District	NWA	Elem	Cedar Canyon	JrH	Maple Creek	SrH	Carroll	
	REO	No	Short Sale	No					
Legal Description		43a S Of Crk Mid Pt Ex W 8.73a & Ex Other Trs Sec 10							
Directions		From Coldwater Rd, head east on Cedar Canyons Rd. Turn north onto T Tarn Trl. Turn north onto Glacier Ridge Rd.							
Inside City Limits		N	City Zoning	County Zoning	A1	Zoning Description			

**Remarks** 1.4+/- Acre Vacant Lot in Northwest Allen County is being offered via Online Only Auction on Wednesday, December 15, 2021 - Bidding begins closing out at 6 pm! This is Tract 2 which features 1.4+/- Acres. Great Potential Building Site to build your dream home or to possibly develop as lines have been ran for public sewer. This is a gorgeous lot with beautiful views of Cedar Creek running behind it. Great location in a quiet neighborhood but only minutes from restaurants & shopping! Bid on this tract individually or in combination with Tract 1, the ranch house next door for the entirety! Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm

**Agent Remarks** Online Auction: December 15 at 6 pm. Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm TERMS: \$5,000 down the day of the auction. The Sellers will provide a Trustee's 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 Seller and the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all

Sec	Lot	Lot Ac/SF/Dim	1.4100	/	61,420	/	150x445		
Parcel Desc	0-2.9999	Platted Development	No						
Township	Perry	Date Lots Available				Price per Acre	\$0.00		
Type Use	Residential, Recreational	Road Access	Easement	Road Surface	Other	Road Frontage	Easement		
Type Water	None					Easements	Yes		
Type Sewer	Public, Available					Water Frontage	140.00		
Type Fuel	None					Assn Dues	Not Applicable		
Electricity	Available					Other Fees			

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv	No									
Can Property Be Divided?	No									
Water Access	Creek									
Water Name	Other					Lake Type				
Water Features										
Water Frontage	140.00		Channel Frontage			Water Access			FRNT	
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Holmes			Auctioneer License #			AC31300015	
Owner Name										
Financing:	Existing		Proposed			Excluded Party			None	
Annual Taxes	\$211.16	Exemption				Year Taxes Payable	2021	Assessed Value		
Is Owner/Seller a Real Estate Licensee	No					Possession	At Closing			
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	11/17/2021	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:	Unbranded Virtual Tour								Type of Sale		
Pending Date		Closing Date		Selling Price		How Sold			CDOM 2		
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.

MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC  
Featured properties may not be listed by the office/agent presenting this brochure.