




Property Type		LOTS AND LAND		Status		Active		CDOM		1		DOM		1		Auction		Yes			
MLS #		202234249		*****		N 350 E		Rochester		IN 46975		Status		Active		LP		\$0			
		Area		Fulton County		Parcel ID		25-03-03-200-001.020-006		Type		Agricultural Land									
		Sub		None		Cross Street								Lot #							
		School District		TIP		Elem		Mentone		JrH		Tippe Valley		SrH		Tippe Valley					
		REO		No		Short Sale		No		Waterfront Y/N		N									
		Legal Description		Approximately 17+/- Acres part of: N Div W 1/2 Ne 3-31-3 38.33a																	
		Directions		From SR 110, head south on 350 E. Property is on the east side of the road.																	
Inside City Limits		N		City Zoning				County Zoning		A1		Zoning Description									

Remarks 94+/- Acres with Cropland, Country Home, & Woods offered in 7 Tracts going to Auction on Saturday, September 17, 2022 at 10:00 AM! This is Tract 5 which features 17+/- Acres of Quality Cropland. Soil Index: 142.7. Bid Live In-Person or Online! Bid on this tract individually, in combination, or the entirety for 94+/- acres!

Agent Remarks Simulcast Auction: Sat. 9.17.22 10am TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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 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		17.0000	/	740,520	/	1025x875		
Parcel Desc	Tillable, 15+	Platted Development		No				Platted Y/N		Yes
Township	Newcastle	Date Lots Available				Price per Acre		\$ \$0.00		
Type Use	Agriculture, Residential,	Road Access	County	Road Surface		Tar and Stone		Road Frontage	County	
Water Type	None			Easements		Yes				
SEWER TYPE	None			Water Frontage						
Type Fuel	None			Assn Dues		Not Applicable				
Electricity	Available			Other Fees						
Features				DOCUMENTS AVAILABLE		Aerial Photo, Soil Map				
Strctr/Bldg Imprv	No									
Can Property Be Divided?	Yes									
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	7695 N 375 E		Rochester, IN		Auction Start Date		9/17/2022			
Financing:	Existing			Proposed				Excluded Party	None	
Annual Taxes	\$602.18	Exemption			Year Taxes Payable	2022		Assessed Value		
Is Owner/Seller a Real Estate Licensee	No				Possession	After 2022 Crop Harvest				
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	8/16/2022	Exp Date	12/31/2022							
Contract Type	Exclusive Right to Sell		BBC	1.5%	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 - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).