

Listings as of 11/07/2017

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** No
MLS # 201750696 **4816 N 400 E.** **Peru** **IN 46970** **Status** Active **LP** \$45,000



Area Miami County **Parcel ID** 52-06-31-100-001.000-019 **Type** Agricultural Land
Sub None **Cross Street**
School District NMIC Elem **North Miami** **JrH** North Miami **SrH** North Miami
REO No **Short Sale** No
Legal Description Approximately 13 acres part of, 018-64003-00 Pt Ne1/4; 31-28-05; 80.00 Acres; Da 583; 35 640 00300
Directions Corner of 400 N. & 400 E., Look for signs!

Remarks This property is Tract 2 of our Auction on Dec. 7, 6:30pm at the Denver Lion's Club. Auction Estimate: \$30,000 - \$75,000.00. Great 13+/- acre piece featuring prime hunting and recreational land with a gorgeous pond in the back! If you're looking for a great country property to enjoy, play or hunt, look no further! This is Tract 2, bid on each tract individually or a combination!

Agent Remarks This property is Tract 2 of our Auction on Dec. 7, 6:30pm at the Denver Lion's Club. Auction Estimate: \$30,000 - \$75,000.00. TERMS: 10% down the day of the auction with the balance at closing. Survey costs to be split 50/50. RE BROKERS: Must preregister 24 hrs in advance and be present at all showings & the auction. Registration form in docs.

Sec **Lot** **Zoning** **Lot Ac/SF/Dim** 13.0000 / 566,280 / 1378 x 480
Parcel Desc Heavily Wooded, Partially Wooded, **Platted Development** No **Platted Y/N** Yes
Township Richland **Date Lots Available** **Price per Acre** \$3,461.54
Type Use Recreational **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 None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access Pond
Water Name **Lake Type** Other
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction No **Auctioneer Name** Chad Metzger **Auctioneer License #** AC 31300015
Owner Name Sweeten
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxes \$1,887.00 **Exemption** **Year Taxes Payable** 2017 **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 Open House or Call
List Date 11/7/2017 **Exp Date** 2/28/2018 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** No **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** .5% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.