

Listings as of 11/07/2017

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** No
MLS # 201750725 4816 N 400 E. Peru IN 46970 **Status** Active **LP** \$130,000



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 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! Property on west side of the road.

Remarks This property is Tract 3 of our auction on December 7, 6:30pm at the Denver Lion's Club. Auction estimate: \$100,000 - \$150,000. Great opportunity for 22+ +/- acres of land, currently being used for hay, but could be converted back to tillable acreage or a great building location! Bid on a tract individually or a combination!

Agent Remarks This property is Tract 3 of our auction on December 7, 6:30pm at the Denver Lion's Club. Auction estimate: \$100,000 - \$150,000. TERMS: 10% down with the balance at closing. Survey costs to be split 50/50. RE BROKERS: Must preregister 24 hrs in advance of the auction and be present at the auction and all showings. Registration form in docs.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 22.0000 / 958,320 / 2156 x 584
Parcel Desc Level, Pasture, Rolling **Platted Development** No **Platted Y/N** Yes
Township Richland **Date Lots Available** **Price per Acre** \$5,909.09
Type Use Agriculture **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
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction No **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
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
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