

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
<b>MLS #</b>	201949090	7754 N 500 E.	North Manchester	IN	46962	<b>Status</b>	Active	<b>LP</b>	\$0
<b>Area</b>	Wabash County	<b>Parcel ID</b>	85-07-26-200-004.000-001	<b>Type</b>	Site-Built Home	<b>Bedrms</b>	4	<b>F Baths</b>	2
<b>Sub</b>	None	<b>Cross Street</b>		<b>REO</b>	No	<b>Short Sale</b>	No	<b>H Baths</b>	1
<b>Location</b>	Rural	<b>Style</b>	One Story	<b>JrH</b>	Manchester	<b>SrH</b>	Manchester		
<b>School District</b>	MCS	<b>Elem</b>	Manchester						
<b>Legal Description</b>	Tract 1: Approximately 6+/- Acres, part of 29-7 80A								
<b>Directions</b>	From 114, go south on 500 E., property will at the intersection of 800 N. and 500 E., look for signs!								
<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>			

**Remarks** Country Home on 6+/- Acres going to Auction, Saturday, December 14, at 10 am. Move-in Ready home is Tract 1 of the auction and features 4 bedrooms, large living room with wrap-around kitchen and formal dining area. Master has double closets and attached en-suite. Home has lots of natural light throughout! Full basement adds lot of living space and is currently used in 3 ways: Large family area has its' own kitchen, perfect for entertaining. Second area is being used as a woodworking shop and the 3rd area is utilized for storage. Basement stays cozy with a wood-burning stove which can be used to heat the entire home! Main floor laundry has utility sink & cabinets for storage. Home also has attached 2-car garage and wood deck to take in the peaceful country views! Newer roof put on in the last couple of years! Multiple Outbuildings include Shop with gas heat and a second barn with horse stalls and storage areas for equipment. Potential pasture ground is along the driveway, perfect for Livestock or 4-H Animals. Great opportunity, bid on this tract individually or in combination with any of the others! Open House: December 3, 2019, 5:30-6pm.

**Agent Remarks** AUCTION: 12.14.19, 10 am at the property. TERMS: Tract 1: \$1,000 & Tracts 2-5 10% down with balance due at closing. Seller will pay 2019 due in 2020 taxes with buyer to assume all taxes there after. Survey Costs to be shared 50/50. RE BROKERS: Must register clients 24 hrs in advance and be present at all showings & auction with client. Registration form is in docs. Tax amount listed is for the entire 80 acre parcel.

Sec	Lot	Lot Ac/SF/Dim	6.0000	261,360	850x375	/	N	/ Src	Lot Des	Pasture																	
Township	Chester		Abv	Gd	Fin	SqFt	1,944	Below	Gd	Fin	SqFt	444	Ttl	Below	Gd	SqFt	1,988	Ttl	Fin	SqFt	2,388	Year Built	1978				
Age	41	New	No	Date Complete				Ext	Vinyl	Fndtn												Full Basement, Partially Finished, Outside				# Rooms	5
Room	Dimensions		Baths	Full	Half	Water	WELL	Basement Material												Block							
	DIM	L	B-Main	2	1	Sewer	Septic	Dryer Hookup Gas												No	Fireplace				Yes		
LR	18 x 14	M	B-Upper	0	0	Fuel	Electric, Wood,	Dryer Hookup Elec												Yes	Guest Qtrs				No		
DR	12 x 12	M	B-Blw G	0	0	Heating	Baseboard, Ceiling,	Dryer Hook Up Gas/Elec												No	Split FlrPln				No		
FR	18 x 18	L				Cooling	Other Heating System	Disposal												Yes	Ceiling Fan				No		
KT	15 x 15	M	Laundry Rm		Main	16	x 8	Water Soft-Owned												Yes	Skylight				No		
BK	x		AMENITIES	1st Bdrm En Suite, Breakfast Bar, Countertops																							
DN	x		-Laminate, Deck Open, Disposal, Dryer Hook Up Electric, Eat-In																								
MB	15 x 12	M	Kitchen, Garage Door Opener, Range/Oven Hook Up Elec,																								
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00	Alarm Sys-Sec												No	Fence				Farm	
3B	12 x 12	M	Outbuilding	Pole/Post	72 x 40	2880	Alarm Sys-Rent												No	Golf Course				No			
4B	12 x 10	M	Outbuilding	Barn	24 x 36	864	Garden Tub												No	Nr Wlkg Trails				No			
5B	x		Assn Dues	Not Applicable																							
RR	x		Other Fees	Pool																							
LF	x		Restrictions	No																							
EX	x		Water Access	Pool Type																							
WtrType			Wtr Frtg	SALE INCLUDES																							
Water Features			Channel Frtg	Dishwasher, Window Treatments, Cooktop-Electric,																							
Auction	Yes		Auctioneer Name	Kitchen Exhaust Hood, Oven-Built-In, Oven-Electric, Water Heater																							
Owner Name				Electric, Water Softener-Owned																							
Financing: Existing	None		Proposed	FIREPLACE																							
Annual Taxes	\$2,120.88		Exemptions	Family Rm, Wood Burning, Basement, Wood Burning																							
Is Owner/Seller a Real Estate Licensee	No			Auctioneer License #																							
List Office	Metzger Property Services, LLC - office: 260-982-0238			AC31300015																							
Agent E-mail	chad@metzgerauction.com			Auctioneer License #																							
Co-List Office				AC31300015																							
Showing Instr	Showingtime or Open House			Auctioneer License #																							
List Date	11/8/2019		Exp Date	3/31/2020		Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes														
IDX Include	Y		Contract Type	Exclusive Right to Sell				Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None														
Virtual Tours:			Lockbox Type	MECH				Lockbox Location	garage door	Type of Sale																	
Pending Date			Closing Date					Selling Price		How Sold																	
Ttl 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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