

Property Type LOTS AND LAND **Status** Active **CDOM** 5 **DOM** 5 **Auction** Yes
MLS # 202037718 ****1300** Manchester Avenue **Wabash** **IN** 46992 **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-10-36-300-005.000-008 **Type** Commercial Land
Sub None **Cross Street**
School District WAB Elem **OJ Neighbors** JrH Wabash **Lot #** SrH Wabash
REO No **Short Sale** No
Legal Description Approximately 7 +/- Acres part of: PT E1/2 SW1/4 36-28-6 9.912AC
Directions From Hwy 24, Head South on SR 13/Manchester Avenue. Property will be on West side of road.
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks 8 +/- Acres with Commercial Real Estate being offered in 2 Tracts going up for Auction on Thursday, October 15, 2020 at 6:30pm! This is Tract 2 which offers 7 +/- Acres for Future Expansion or a Great Location to Build as you desire! Lots of Development Potential in a Prime Location just south of US 24! Tract 1 features a Highly Visible Commercial or Warehouse Facility! There are Multiple Offices as well as Warehouse Space with Large Overhead Doors and Dock Access! Open House: Friday, October 9 at 5:30-6PM

Agent Remarks Auction 10.15.20 at 6:30pm. Open House 10.9.20 at 5:30-6pm TERMS: \$5000.00 down the day of auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellters will provide a Owners 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 showing they attend including the auction

Sec	Lot	Zoning	Lot Ac/SF/Dim	7.0000 / 304,920 / 371 x 832
Parcel Desc	Undeveloped, 6-9.999	Platted Development	No	Platted Y/N Yes
Township	Noble	Date Lots Available		Price per Acre \$ \$0.00
Type Use	Commercial, Industrial, Office,	Road Access	City	Road Surface Asphalt Road Frontage City
Type Water	None	Easements	Yes	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	Available	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 Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name
Financing: Existing Proposed Excluded Party None

Annual Taxes \$10,686.0 **Exemption** **Year Taxes Payable** 2020 **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 9/17/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 5

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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