Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647242 **2153 W State Road 16** **North Manchester** **IN** 46962 **LP** $0



Area Wabash County **Parcel ID** 85-10-03-200-006.000-010 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1
Township Paw Paw **Style** One Story **REO** No **Short Sale** No
School District MSD of Wabash County Schools **Elem** Metro North/Sharp Creek
Intermediate **JrH** Northfield **SrH** Northfield
Legal Description PT NE1/4 3-28-6 1AC DITCH 569 & 664
Directions to Property State Road 13 South to 114, head West to N Ogden Rd, head South, continue to N Main St and head South to Wayne St., turn East, go to N 200 W and go South to State Road 15 and go West, property is third on South side of the road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Charming 1-story, 3-bedroom, 1.5-bath home situated on 1.0+/- acres in a peaceful rural setting just off State Road 16 Selling via Online Auction on Tuesday, December 15th at 6 pm est! This home offers plenty of character and comfortable living spaces with natural woodwork. Featuring a gas fireplace, beamed ceilings, and crown molding, a family room offers distinctive details and a comfortable atmosphere that make it a standout feature of the home. The partial basement includes a recreation room and utility room, providing additional space and storage possibilities. Outside, a covered front porch, open wooden back deck, and landscaped yard add to the appeal of this country property! Open House: Thursday, December 10th from 5:30-6 pm est.

Agent Remarks Online Auction: Tuesday, December 15th at 6 pm est. Open House: Thursday, December 10th from 5:30-6 pm est. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present at any & all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 146x300
Above Gd Fin SqFt 1,664 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 60 **New Const** No **Date Complete** **Ext** Aluminum, Shingle

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 1,222 **Ttl Fin SqFt** 1,664 **Year Built** 1966
Bsmt Crawl, Partial Basement, Unfinished **# Rooms** 10
Basement Material

Room Dimensions

	RM	DIM		LVL
LR	19	x	13	M
DR	10	x	11	M
FR	15	x	25	M
KT	13	x	11	M
BK		x		
DN		x		
1B	10	x	13	M
2B	11	x	13	M
3B	11	x	9	M
4B		x		
5B		x		
RR	27	x	24	L
LF		x		
EX		x		

Baths	Full	Half	Water	Well
B-Main	1	1	Well Type	Private
B-Upper	0	0	Sewer	Septic
B-Blw G	0	0	Fuel / Heating	Electric, Gas, Forced Air, Heat Pump
Laundry Rm	Lower		Cooling	Central Air
Laundry L/W	x			

AMENITIES Ceiling Fan(s), Ceilings-Beamed, Countertops -Laminate, Crown Molding, Deck Open, Detector-Smoke, Garage Door Opener, Landscaped, Natural Woodwork, Porch Open, Tub

Dryer Hookup Gas	No	Fireplace	Yes
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	Yes
Water Soft-Owned	Yes	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	Split-Rail
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	Yes
Pool	No	Off Street Pk	Yes
Pool Type			

Garage 1.0 / Attached / 14 x 25 / 350.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

SALE INCLUDES Dishwasher, Cooktop-Gas, Kitchen Exhaust Hood, Oven -Built-In, Oven-Double, Oven-Electric, Water Heater Gas, Water Softener-Owned
FIREPLACE Living/Great Rm, Gas Log

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/18/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,093.42 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/18/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Front door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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