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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Real Estate

AUCTION

Saturday,
May 8 10 am

10885 N 300 E., N. Man., IN
Country Home, 4.2 Ac.

**Outbuildings
Pasture Land**

Open House:

May 3
5:30-6 PM



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LAR
LAWSON
AUCTION
REALTY




Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

260-982-0238

Property Type RESIDENTIAL	Status Active	CDOM 3	DOM 3	Auction Yes	
MLS # 202111692	10885 N 300 E	North Manchester	IN 46962	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-07-10-100-001.000-001	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location Rural	Style One Story	REO No	Short Sale No	
	School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
	Legal Description W1/2 NW1/4 10-29-7 80AC DITCH 512				
	Directions From SR 114, head South on 300 East. Property will be on the East side of the road - just South of 1100 North.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description		

Remarks Country home on 4+/- Acres going to Auction on Saturday, May 8, 2021 at 10am! This home features 3 Bedrooms, 1 Bath, & 2-Car Attached Garage! There are Multiple Outbuildings including a 36x84 Barn & 24x72 Pole Barn great for your Workshop, Extra Storage, & 4H projects! Great opportunity to get into the peaceful country! Bid Live or Online! Open House: Monday, May 3 5:30-6pm

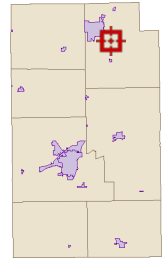
Agent Remarks Auction: Sat. 5.8.21 at 10am Open House: Mon. 5.3.21 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	4.2000 / 182,952 / 510 x 360	Src N	Lot Des 3-5.9999						
Township	Chester	Abv Gd Fin SqFt	1,588	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	299	Ttl Fin SqFt	1,588	Year Built	1930
Age	91	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement	# Rooms	6
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	No	Fireplace	No
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No	
LR	x	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
DR	x	M	B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No
FR	x					Cooling	Central Air	Water Soft-Owned	No	Skylight	No
KT	x	M	Laundry Rm	Main			x	Water Soft-Rented	No	ADA Features	No
BK	x		AMENITIES	Main Level Bedroom Suite				Alarm Sys-Sec	No	Fence	
DN	x							Alarm Sys-Rent	No	Golf Course	No
MB	12 x 14	M						Garden Tub	No	Nr Wlkg Trails	No
2B	12 x 12	M	Garage	2.0 / Attached	/ 27 x 27	/ 729.00		Jet Tub	No	Garage Y/N	Yes
3B	12 x 12	M	Outbuilding	Pole/Post	72 x 24			Pool	No	Off Street Pk	
4B	x		Outbuilding	Barn	84 x 36	3024		Pool Type			
5B	x		Assn Dues	Not Applicable							
RR	x		Other Fees								
LF	x		Restrictions								
EX	x		Water Access	Wtr Name							
WtrType			Wtr Frtg	Channel Frtg							
Water Features				Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015					
Owner Name											
Financing: Existing		Proposed			Excluded Party	None					
Annual Taxes	\$3,304.34	Exemptions	Homestead, Supplemental		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 E-mail	chad@metzgerauction.com				List Agent - User Code	UP388053395					
Co-List Office					Co-List Agent						
Showing Instr	Showing time or Open House				Start Showing Date						
List Date	4/9/2021	Exp Date	9/30/2021	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.	1.5%		Vari.Rate	No	Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type	MECH	Lockbox Location	Front Door		Type of Sale			
Pending Date		Closing Date		Selling Price		How Sold		CDOM	3		
Ttl Concessions Paid		Sold/Concession Remarks									
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					
		Presented by: Chad Metzger / Metzger Property Services, LLC									




Information is deemed reliable but not guaranteed.



Overview



Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-07-10-100-001.000-001	Alternate ID	n/a	Owner Address	BRANDENBURG CRIS A
Sec/Twp/Rng	10-29-07	Class	Cash grain/general farm		310 BUCKINGHAM DR
Property Address	10885 N 300 E	Acreage	80		LAFAYETTE, IN 47909
	NORTH MANCHESTER				
District	CHESTER TWP				
Brief Tax Description	W1/2 NW1/4 10-29-7 80AC DITCH 512				
	(Note: Not to be used on legal documents)				

Date created: 4/13/2021
 Last Data Uploaded: 4/12/2021 11:57:30 PM

Developed by 

NOTES:

1. MONUMENTS WITH NO RELATIONSHIP TO HEIGHT OR DEPTH (ABOVE/BELOW GROUND) AS SHOWN ON THE WITHIN PLAT WERE FOUND FLUSH WITH GROUND LEVEL. MONUMENTS WITH NO RELATIONSHIP TO THE CORNER (ERROR) ARE WITHIN RELATIVE POSITIONAL ACCURACY STANDARDS FOR THIS CLASSIFICATION OF SURVEY.
2. MONUMENTS SET THIS SURVEY AS DEPICTED "IRS" ARE 5/8" DIAMETER IRON REBAR STAKES 24" LONG.
3. IDENTIFICATION CAPS ON IRON REBAR STAKES AND IDENTIFICATION WASHERS ON MASONRY NAILS AS SET THIS SURVEY ARE MARKED "JHS RLS, LS80040428".
4. THE BASIS OF BEARINGS THIS SURVEY WAS DETERMINED FROM A GRID BEARING (NAD 83, INDIANA EAST ZONE) BETWEEN MONUMENTS DEPICTED ON THE WITHIN PLAT.
5. THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. NO TITLE COMMITMENT WAS PROVIDED THIS SURVEY.

Annotation Legend

- P. = PLATTED
- D. = DEED
- R. = RECORD
- M. = MEASURED
- C. = CALCULATED
- RC = REFERENCE CORNER
- C.M. = CONTROLLING MONUMENT
- +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT
- G.L. = CENTERLINE
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- RPA = RELATIVE POSITIONAL ACCURACY
- IRF = IRON REBAR STAKE FOUND
- IPF = IRON PIPE FOUND
- IRFC = IRON REBAR STAKE FOUND/"JHS #80040428" I.D. AP PKF = PK NAIL FOUND RRSF = RAILROAD SPIKE FOUND MNF=MAG NAIL FOUND IRS = IRON REBAR SET/JHS - RLS I.D. MNS = MAG NAIL SET/JHS - RLS I.D. CCP = CONC. CORNER POST
- SCP = STEEL CORNER POST
- RRIP = RAILROAD IRON CORNER POST
- I.D. = IDENTIFICATION F.F.T.F. = FARM FIELD TYPE FENCE

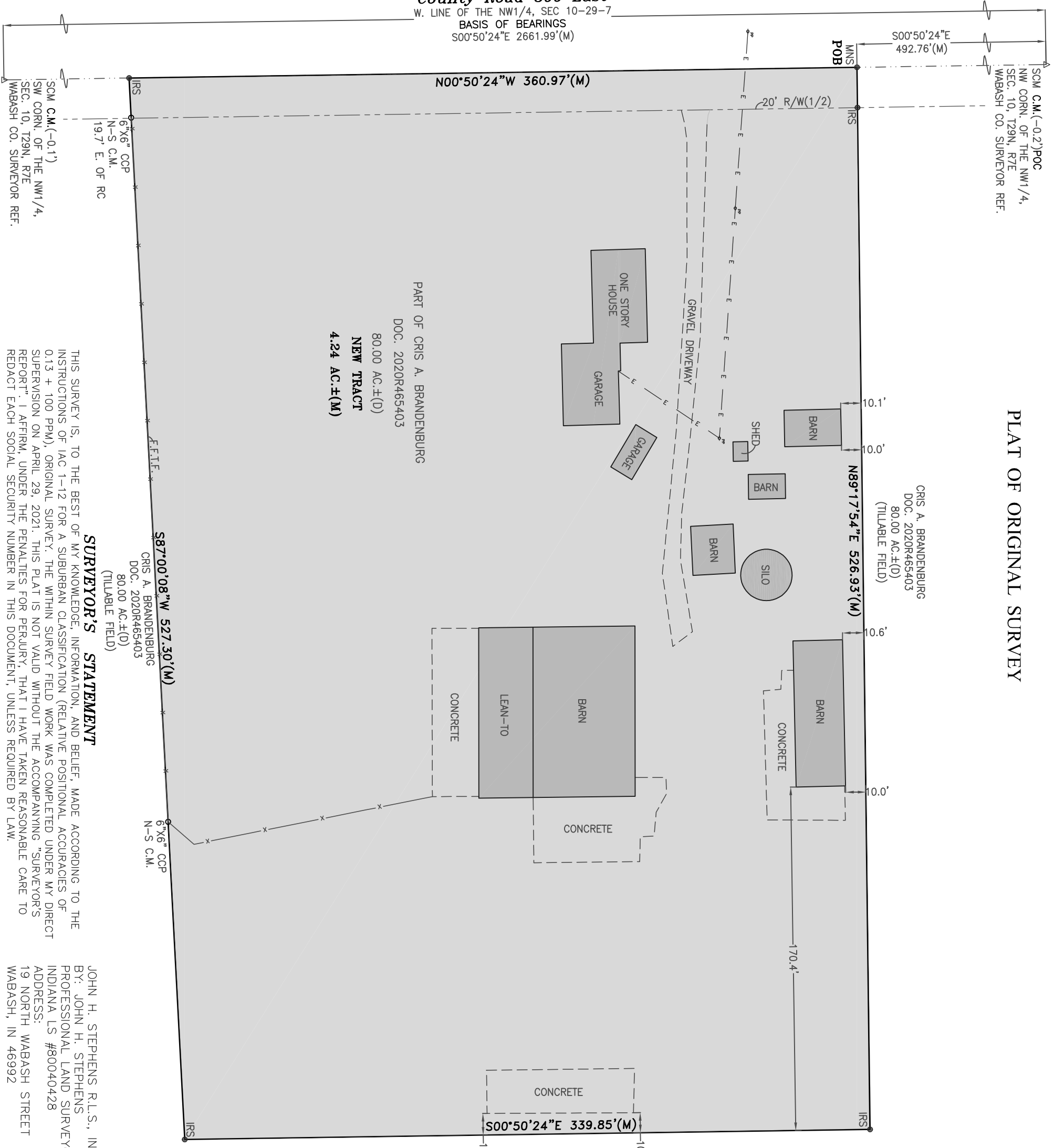
SURVEYED FOR:

METZGER PROPERTY SERVICES, LLC
ATTN: TIFFANY REIMER
101 S RIVER ROAD
NORTH MANCHESTER, IN 46962

JOB No. 21092

OWNER: CRIS A. BRANDENBURG
BRIEF DESCRIPTION: PT NW 1/4, 10-29-7
PROPERTY ADDRESS: 10885 N. 300 E.
NORTH MANCHESTER, IN 46962
PARCEL: 85-07-10-100-001.000-001

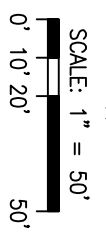
PLAT OF ORIGINAL SURVEY



CRIS A. BRANDENBURG
DOC. 2020R465403
80.00 AC.±(D)
(TILLABLE FIELD)

PART OF CRIS A. BRANDENBURG
DOC. 2020R465403
80.00 AC.±(D)
NEW TRACT
4.24 AC.±(M)

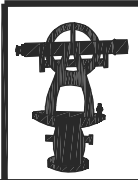
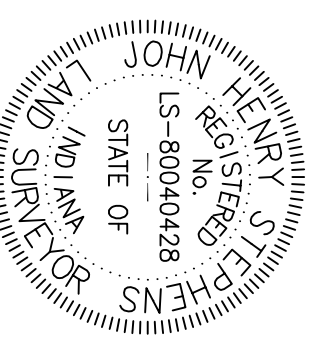
CRIS A. BRANDENBURG
DOC. 2020R465403
80.00 AC.±(D)
(TILLABLE FIELD)



SURVEYOR'S STATEMENT

THIS SURVEY IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, MADE ACCORDING TO THE INSTRUCTIONS OF IAC 1-12 FOR A SUBURBAN CLASSIFICATION (RELATIVE POSITIONAL ACCURACIES OF 0.13 + 100 PPM), ORIGINAL SURVEY. THE WITHIN SURVEY FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON APRIL 29, 2021. THIS PLAT IS NOT VALID WITHOUT THE ACCOMPANYING "SURVEYOR'S REPORT". I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

JOHN H. STEPHENS R.L.S., INC.
BY: JOHN H. STEPHENS
PROFESSIONAL LAND SURVEYOR
INDIANA LS #80040428
ADDRESS:
19 NORTH WABASH STREET
WABASH, IN 46992



JOHN H. STEPHENS R.L.S., INC.
19 N. Wabash St.
Wabash, IN 46992
Phone: 260.563.8800
jhsrls.com

JOB NO. 21092	CLIENT: METZGER PROPERTY SERVICES, LLC	SHEET 3 OF THREE
SCALE: 1" = 50'	REVISED:	
DATE: 04/30/2021		
DRAWN BY: JOS		
CHECKED BY: JHS		

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

...Generation after Generation



Metzger
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