

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				
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	x	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	x	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	Main Level Bedroom Suite				Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	
MB	12 x 14	M						Alarm Sys-Rent	No	Golf Course	No
2B	12 x 12	M	Garage	2.0 / Attached	/ 27 x 27	/ 729.00		Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	M	Outbuilding	Pole/Post	72 x 24			Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding	Barn	84 x 36	3024		Pool	No	Off Street Pk	
5B	x		Assn Dues	Not Applicable				Pool Type			
RR	x		Other Fees								
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						

WtrType Wtr Frtg Channel Frtg Lake Type  
 Water Features  
 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  
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