Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Character, Comfort & Entertaining Spaces

4-Bedroom, 2-Bath Home with 3-Car Garage Near the Manchester University Campus!

Offering a blend of character,



comfortable living spaces, and distinctive features, this 4-bedroom, 2-bath home presents an appealing opportunity in North Manchester! Situated near a college campus, this property offers a convenient in-town location with plenty of room to enjoy both everyday living and entertaining.

One of the home's standout features is its fun and character-filled living room, highlighted by a wood-accented ceiling and awning, exposed beams, stone wood-burning fireplace, and an adjoining bar area near the foyer. This space creates a memorable setting for gathering with family and friends, relaxing, or hosting get-togethers. The kitchen offers plenty of cabinetry, ample lighting, and a center island that provides additional workspace and a natural gathering spot.



The home features four bedrooms, with the fourth offering flexibility to serve as a home office, hobby room, additional living space, or whatever best suits your needs. A main-level bedroom suite adds convenience and features doors leading directly to the outdoor patio, creating an easy connection between indoor and outdoor living.



Outdoor spaces provide even more room to unwind, including a covered front porch with ceiling fans and an open patio for enjoying the seasons.

A 3-car garage adds valuable space for vehicles, storage, hobbies, or projects. Additional features include built-in shelving and a workbench, garage utilities with a utility sink, and an extra room just off the garage that offers even more storage possibilities. A large concrete driveway provides generous parking and convenient access.



With its distinctive entertaining area, flexible bedroom arrangement, main-level suite, and spacious garage, this North Manchester property offers a combination of features worth taking a closer look at!

Open House: Tuesday, December 8th from 5:30-6 pm

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

4-Bedroom, 2-Bath Home with 3-Car Garage

Near Manchester University

This property will be offered at Online Auction on Thurs., December 17, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 3% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down on the property will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Personal Representative Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 22, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $512.80. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thurs., December 17th • Bidding begins closing out at 6:30pm

Open House: Tues., December 8th from 5:30-6 pm est.

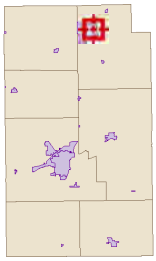
Auction Manager: Tim Pitts, call/text 317.714.0432

www.BidMetzger.com

Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-03-32-402-071.000-002	**Alternate ID**	n/a	**Owner Address**	PIPER GLORIA S
Sec/Twp/Rng	32-30-07	**Class**	One Family Dwelling Platted		715 BOND STREET
Property Address	715 BOND ST NORTH MANCHESTER	**Acreage**	n/a		NORTH MANCHESTER, IN 46962
District	N MANCHESTER				
Brief Tax Description	LINCOLN'S LOT 7 & N 5' & WEDGE OF LOT 8 (Note: Not to be used on legal documents)				

Date created: 8/13/2026
Last Data Uploaded: 8/13/2026 3:21:35 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202647838 **715 Bond Street** **North Manchester** **IN** 46962 **LP** $0



Area Wabash County **Parcel ID** 85-03-32-402-071.000-002 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
Township Chester **Style** One Story **REO** No **Short Sale** No
School District Manchester Community **Elem** Manchester
Intermediate **JrH** Manchester Jr/Sr **SrH** Manchester Jr/Sr
Legal Description LINCOLN'S LOT 7 & N 5' & WEDGE OF LOT 8
Directions to Property From SR 13, Turn East on 9th Street. Then turn South on Bond Street. Property will be on West side of road

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

Remarks Enjoy character, comfort, and entertaining space in this 4-bedroom, 2-bath home in North Manchester Selling via Online Auction on Thursday, December 17th at 6:30 pm est.! Featuring a fun and character-filled living room with wood accents, a stone wood-burning fireplace, and adjoining bar area, this home offers a distinctive place to gather and relax. The kitchen includes abundant cabinetry, plenty of lighting, and a center island. A main-level bedroom suite features patio access, and outdoor amenities include a covered porch with ceiling fans and an open patio. Additional highlights include a 3-car garage with built-in shelving, workbench, utility sink, and adjoining storage room, plus a large concrete driveway. Situated near the Manchester University campus, this property offers convenient in-town living with plenty of versatility as an investment opportunity! Open House: Tuesday, December 8th from 5:30-6 pm est.

Agent Remarks Online Estate Auction: Thursday, December 17th at 6:30 pm est. Open House: Tuesday, December 8th from 5:30-6 pm est. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.2300 / 10,019 / 70x133
Above Gd Fin SqFt 2,499 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 78 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	26	x	16	M
DR	13	x	13	M
FR		x		
KT	13	x	11	M
BK		x		
DN	7	x	12	M
1B	14	x	16	M
2B	9	x	11	M
3B	15	x	15	M
4B	19	x	15	M
5B		x		
RR		x		
LF		x		
EX	14	x	15	

Baths **Full** **Half** **Water** City
B-Main 2 0 **Well Type**
B-Upper 0 0 **Sewer** City
B-Blw G 0 0 **Fuel /** Electric, Forced Air
Laundry Rm Main **Heating**
Laundry L/W 6x 2 **Cooling** Central Air

AMENITIES 1st Bdrm En Suite, Bar, Built-In Bookcase, Cable Available, Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Kitchen Island, Landscaped, Natural

Garage 3.0 / Attached / 51 x25 / 1,275.
Outbuilding 1 Shed 10 x16
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 2,499 **Year Built** 1948
Bsmt Crawl **# Rooms** 7
Basement Material

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Privacy, Vinyl
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
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Oven-Electric, Range-Electric, Water Heater Electric
FIREPLACE Living/Great Rm, Wood Burning

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 11/23/2026 **Time** 6:30 **Location** Online Estate Auction:
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $512.80 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com **List Agent - User Code** UP388055047 **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 11/23/2026 **Start Showing Date** **Exp Date** 2/28/2027 **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** No **Form Exception** FidTrnEst
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

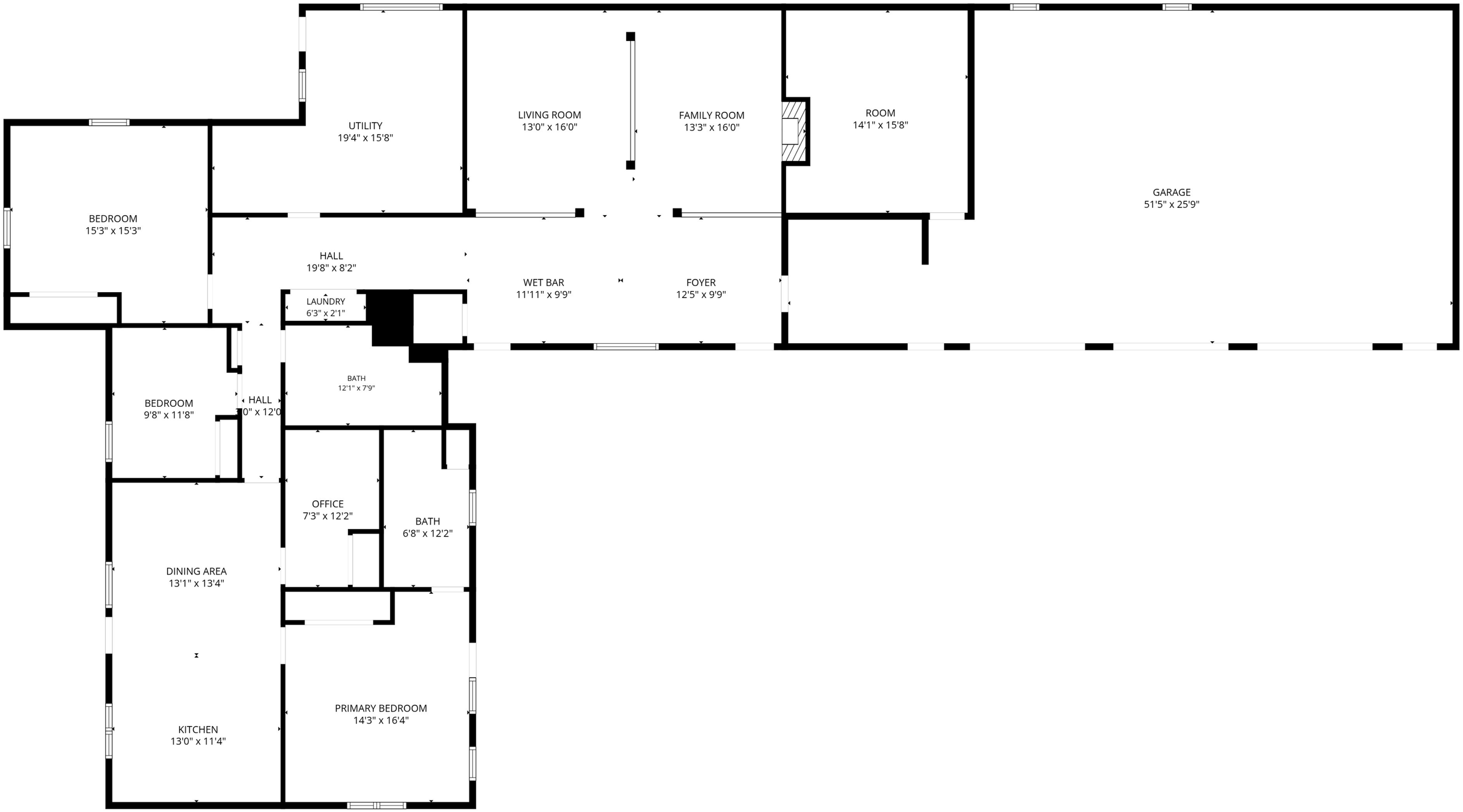
Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.



Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO	$ 78
Electric	Duke Energy	$ 133
Water	Town Water/Trash	$ 90-100
Septic/Sewer		$
HOA		$
Other		$

Additional Notes



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

General Information

Parcel Number
85-03-32-402-071.000-002

Local Parcel Number
0110141000

Tax ID:

Routing Number
3N.68

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502512-002
CITY OF NORTH MANCHESTER 2

Section/Plat
32

Location Address (1)
715 BOND ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2023

Ownership

PIPER GLORIA S
715 BOND STREET
NORTH MANCHESTER, IN 46962

Legal

LINCOLN'S LOT 7 & N 5' & WEDGE OF LOT 8

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2020	PIPER GLORIA S		AF	/		I
04/25/2016	PIPER MAX L & GLO		QC	/		I
01/01/1900	PIPER MAX L		WD	/		I

Notes

9/15/2022 RP: Reassessment Packet
2023 Changed effective year

5/2/2016 NOTE:
REMOVED POOL AND DECK PER TAXPAYER
08/26/2011
FOR 2012 PAY 2013

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$18,900**	**$18,900**	**$18,900**	**$18,900**	**$17,000**
Land Res (1)	$18,900	$18,900	$18,900	$18,900	$17,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$181,200**	**$169,600**	**$142,600**	**$141,100**	**$135,000**
Imp Res (1)	$181,200	$169,600	$142,600	$140,000	$135,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$1,100	$0
Total	**$200,100**	**$188,500**	**$161,500**	**$160,000**	**$152,000**
Total Res (1)	$200,100	$188,500	$161,500	$158,900	$152,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$1,100	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		70	70x133	1.00	$250	$250	$17,500	0%	1.0000	100.00	0.00	0.00	$17,500
F	F		5	5x133	1.00	$250	$250	$1,250	0%	1.0000	100.00	0.00	0.00	$1,250
R	F		1	2x73x143	0.30	$250	$75	$150	0%	1.0000	100.00	0.00	0.00	$150

Data Source Estimated **Collector** 08/10/2022 JS **Appraiser** 08/10/2022 JS

Land Computations

Calculated Acreage	0.23
Actual Frontage	76
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$18,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$18,900**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	2499 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

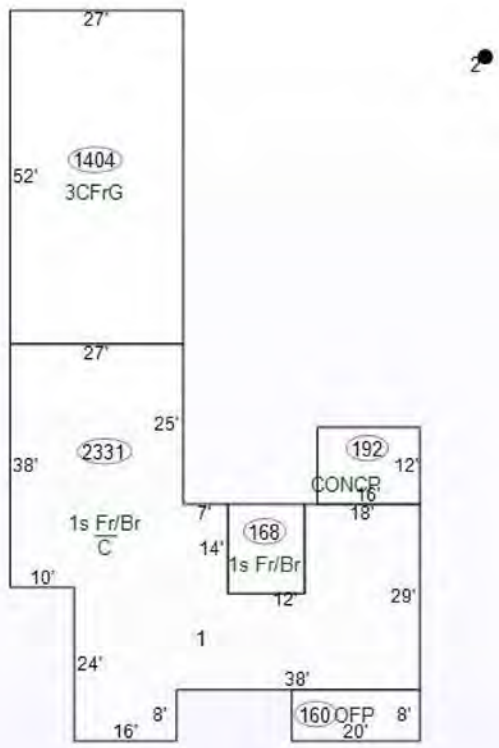
Hot Water or Steam

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	160	$7,600
Patio, Concrete	192	$1,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	2499	2499	$253,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2331	0	$11,500	
Slab					
			Total Base		$264,700
Adjustments			**1 Row Type Adj. x 1.00**		$264,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$7,300
No Heating (-)					$0
A/C (+)				1:2499	$5,500
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$281,700
				Sub-Total, 1 Units	
Exterior Features (+)				$9,200	$290,900
Garages (+) 1404 sqft				$54,600	$345,500
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.91
				Replacement Cost	$314,405

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	1/6 Maso	C	1948	1952	74	A		0.91		2,499 sqft	$314,405	45%	$172,920	0%	100%	1.040	1.000	100.00	0.00	0.00	$179,800
2: Utility Shed	1		D	2022	2022	4	A	$27.24	0.91	$19.83	10'x16'	$3,173	15%	$2,700	50%	100%	1.000	1.000	100.00	0.00	0.00	$1,400

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!

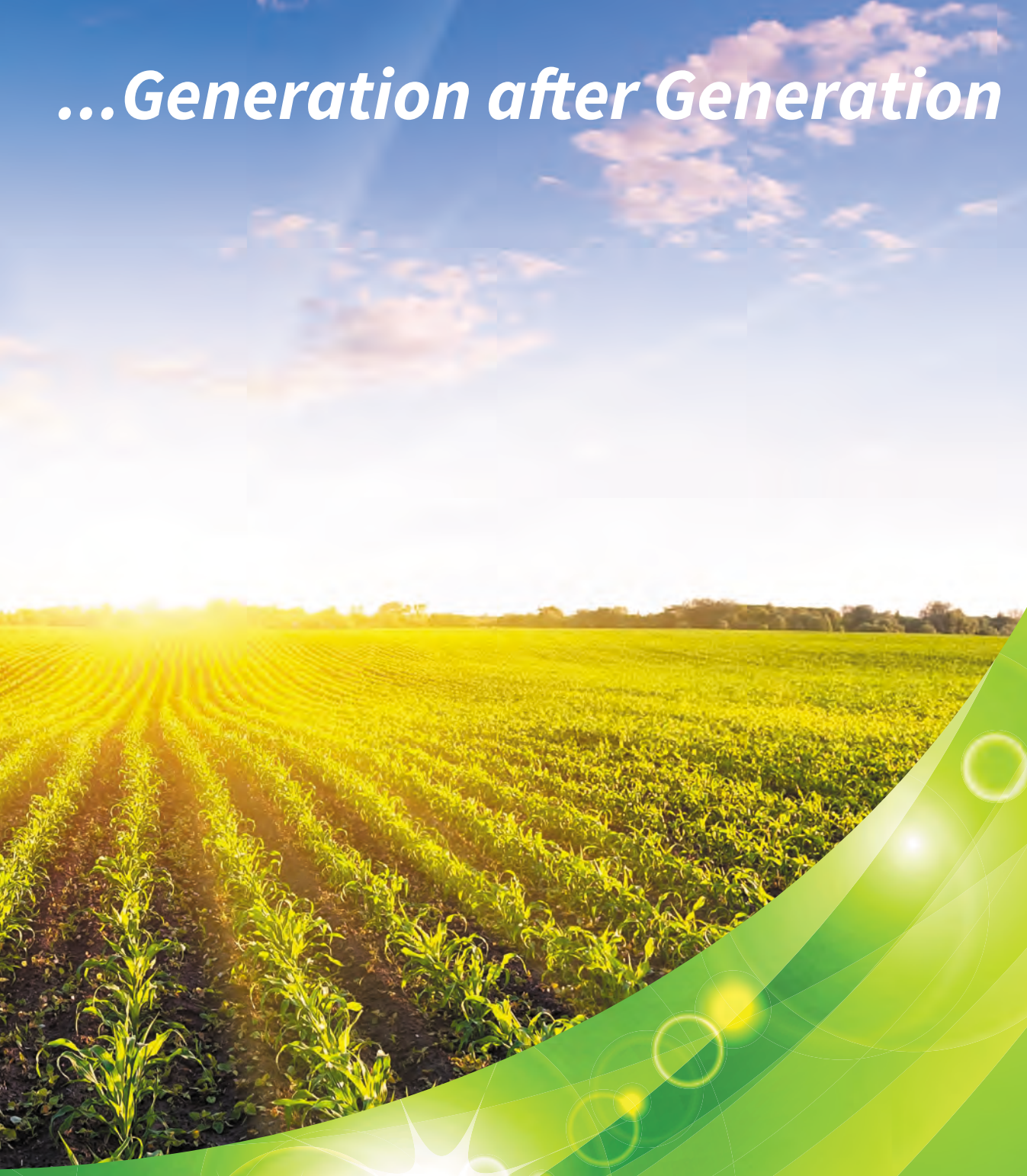
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com