


Property Type		RESIDENTIAL		Status	Active		CDOM	5	DOM	5	Auction No	
MLS #	201730455	1706 Frantz Drive		North Manchester		IN	46962	Status	Active		LP \$100,000	
	Area	Wabash County		Parcel ID	85-03-31-301-002.000-002		Type	Site-Built Home				
	Sub	None		Cross Street			Bedrms	3	F Baths	1	H Baths	1
	Location	City/Town/Suburb, Near		Style	One Story		REO	No	Short Sale	No		
	School District	MCS	Elem	Manchester		JrH	Manchester		SrH	Manchester		
	Legal Description	SUNSET ACRES LOTS 77 & 78										
	Directions	From the intersection of N STATE ROAD 13 and WEST STATE ROAD 114 continue North on N STATE ROAD 13, turn West onto Frantz Drive. Look for signs!										

Remarks This property is going to Auction on July 24, 6 pm at the property. Auction estimate: \$100,000 - \$150,000.00. Don't miss this great 3 bedroom, 1.5 bathroom, ranch style house located in scenic North Manchester, Indiana. This beauty offers a great fenced in yard, perfect for accommodating outside pets. The addition of a patio on the back of home is great for outdoor entertainment. Inside, expect to find a spacious eat-in kitchen and cozy family room for all your guests and entertaining needs. Home also features main floor laundry room and luxurious 2-car attached garage complete with a handy work area. Don't miss out on this great property just minutes from Manchester University! Open House: July 19, 2017, 5:30-6:30 pm.

Agent Remarks This property is going to auction on July 24, 6 pm at the property. Auction estimate: \$100,000 - \$150,000.00. TERMS: \$1,000 down the day of the auction with the balance at closing. Taxes prorated. No Survey. RE Brokers must preregister 24 hours in advance of the auction, Form in Documents.

Sec	Lot 77	Zoning	Lot Ac/SF/Dim				0.2755 / 12,000 / 165 x 150				Src N	Lot Des	Corner, Level						
Township	Chester		Abv Gd Fin SqFt		1,468	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,468	Year Built	1967			
Age	50	New No	Date Complete			Ext		Brick, Metal,		Fndtn		Slab		# Rooms 5					
Room Dimensions		Baths	Full	Half	Water	CITY				Basement Material									
	DIM	L	B-Main	1	1	Sewer	City				Dryer Hookup Gas		No	Fireplace		No			
LR	20 x 15	M	B-Upper	0	0	Fuel	Gas, Forced Air				Dryer Hookup Elec		Yes	Guest Qtrs		No			
DR	x		B-Blw G	0	0	Heating				Dryer Hook Up Gas/Elec		No	Split Firpln		No				
FR	20 x 14	M					Cooling	Central Air				Disposal		No	Ceiling Fan		Yes		
KT	20 x 15	M	Laundry Rm	Main		20 x 15						Water Soft-Owned		No	Skylight		No		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Dryer Hook Up																
DN	x		Electric, Foyer Entry, Garage Door Opener, Kennel,																
MB	18 x 16	M	Landscaped, Open Floor Plan, Patio Open, Porch Covered,																
2B	14 x 12	M	Garage	2.0	/ Attached	/ 27	x 20	/ 540.00					Alarm Sys-Sec		No	Fence		Chain Link	
3B	10 x 10	M	Outbuilding	None		x						Alarm Sys-Rent		No	Golf Course		No		
4B	x		Outbuilding					x						Garden Tub		No	Nr Wlkg Trails		No
5B	x		Assn Dues				Not Applicable				Jet Tub		No	Garage Y/N		Yes			
RR	x		Other Fees								Pool		No	Off Street Pk		Yes			
LF	x		Restrictions								Pool Type								
EX	x		Water Access				Wtr Name				SALE INCLUDES		Dishwasher, Water Heater Electric						
WtrType		Wtr Frtg			Channel Frtg														
Water Features																			
Auction	No	Auctioneer Name			Chad Metzger				Auctioneer License #				AC313000115						
Owner Name		Boocher																	
Financing: Existing					Proposed					Excluded Party					None				
Annual Taxes	\$12.00	Exemptions		Homestead, Over 65,				Year Taxes Payable		2017		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																		
List Date	7/5/2017	Exp Date	10/29/2017	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	No	Show Comments		Yes					
IDX Include	Y	Contract Type		Exclusive Right to Sell			Buyer Broker Comp. 1%		Vari.Rate		No	Special List Cond.		None					
Virtual Tours:			Lockbox Type MECH				Lockbox Location		Front Door		Type of Sale								
Pending Date			Closing Date				Selling Price				How Sold				CDOM 5				
Ttl 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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