


Property Type	RESIDENTIAL			Status	Active			CDOM	0		DOM	0		Auction No			
MLS #	201735134		12105 N 400 E		North Manchester		IN	46962		Status	Active			LP	\$20,000		
	Area	Wabash County			Parcel ID	85-03-35-300-008.000-001			Type	Site-Built Home							
	Sub	None			Cross Street				Bedrms	3		F Baths	1		H Baths	0	
	Location	Rural			Style	One and Half Story			REO	No		Short Sale	No				
	School District	MCS	Elem	Manchester		JrH	Manchester			SrH	Manchester						
	Legal Description	PT SW1/4 SW1/4 35-30-7 31A DITCH 571-01082-00															
	Directions	At the intersection of N SR 13 and W SR 114 head east along SR 114. Continue motoring and turn left onto N 400 East. The property is on the right hand side of the road.															

Remarks This property is going to auction August 24, 6pm at the property. Auction Estimate: \$20,000-\$70,000.00. Don't miss the opportunity to own this 2 acre farmstead featuring a one and a half story country home, large barn and outbuildings located in N. Manchester, Indiana. This 3 bedroom, 1 bath, farmhouse sits in a quietly just off of 114, perfect for those looking for a break from a fast pace life. Barns make it a perfect place for 4-H animals or a mini farm. Also selling that night, the surrounding 30 acres, bid on the home, the acreage or the combination! Open House: August 15, 5:30-6:30pm.

Agent Remarks Auction is on August 24, 2017 at 6pm at the property. Estimate: \$20,000-\$70,000. TERMS ON HOUSE: \$1,000 down, balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must preregister 24 hrs in advance, be present at auction and all showings. Form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim				2.0000 / 87,120 / 214 x 360		Src	N	Lot Des	0-2.9999				
Township	Chester		Abv Gd Fin SqFt		1,256	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	129	Ttl Fin SqFt	1,256	Year Built	1916		
Age	101	New	No	Date Complete		Ext		Aluminum	Fndtn	Crawl, Partial Basement, Unfinished				# Rooms	7	
Room	Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Stone					
	DIM	L	B-Main	1	0	Sewer	Private		Dryer Hookup Gas	No	Fireplace	No				
LR	14 x 14	M	B-Upper	0	0	Fuel	Gas, Propane, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No				
DR	16 x 6	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln	No				
FR	x					Cooling	Window, None, Other		Disposal	No	Ceiling Fan	No				
KT	12 x 12	M	Laundry Rm	Basement		x			Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES		Porch Enclosed, Range/Oven Hook Up Gas, Tub /Shower Combination, Formal Dining Room						Water Soft-Rented	No	ADA Features	No		
DN	x										Alarm Sys-Sec	No	Fence			
MB	16 x 6	U									Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 14	U	Garage	/		/		x	/	Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 12	U	Outbuilding	Barn	22 x 12		264		Jet Tub	No	Garage Y/N	No				
4B	x		Outbuilding	Shed	20 x 16		320		Pool	No	Off Street Pk	Yes				
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											
Water Features																
Auction	No	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015						
Owner Name	Wireman															
Financing:			Existing		Proposed				Excluded Party		None					
Annual Taxes	\$391.34	Exemptions	Homestead, Over 65,				Year Taxes Payable	2017	Assessed Value							
Is Owner/Seller a Real Estate Licensee			No				Possession	DOC								
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	Open House or Showing Time															
List Date	7/31/2017	Exp Date	12/26/2017	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.	0.5%		Vari.Rate	No	Special List Cond.	None					
Virtual Tours:			Lockbox Type		NONE		Lockbox Location		none		Type of Sale					
Pending Date			Closing Date		Selling Price		How Sold		CDOM 0							
Ttl Concessions Paid			Sold/Concession Remarks													
Sell Off			Sell Agent		Co-Sell Off		Co-Sell Agent									

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