

Property Type	LOTS AND LAND	Status	Partial Listing	CDOM	DOM	Auction	No
MLS #	Temp-191784	12105 N 400 E.	North Manchester	IN 46962	Status	Partial Listing	LP \$145,000
	Area	Wabash County	Parcel ID	850335300008000001	Type	Agricultural Land	
	Sub		Cross Street				Lot #
	School District	MCS Elem	Manchester	JrH	Manchester	SrH	Manchester
	REO	No	Short Sale	No			
	Legal Description	part of: PT SW1/4 35-30-7 59.632AC DITCH 571					
	Directions	Take 114 east of N. Manchester, to 400 E. Turn North, property will be on right, look for signs!					

Remarks This property is going to Auction on Aug. 24, 6pm at the property. Auction Estimate: \$145,000 - \$232,000. Approximately 29 acres of land featuring 25.45 tillable acres with a productive soils average of: 130.4 and 3 acres of woods. This is tract 2 of the auction, bid on just this tract or combo up with tract 1 to have a 31 acre homestead! Open House: August 15, 5:30-6:30pm

Agent Remarks Auction: 8.24.17 - 6pm at the property. Estimate: \$145,000 - \$232,000. TERMS: 10% down, balance at closing. Possession subject to current tenants' rights. RE BROKERS: Must preregister 24 hrs in advance, form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	29.0000 /	/	1200 x 925	
Parcel Desc	Level, Partially Wooded, Rolling, Tillable,		Platted Development	No		Platted Y/N	Yes
Township	Chester	Date Lots Available			Price per Acre	\$	
Type Use	Agriculture, Recreational	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County
Type Water	None			Easements	Yes		
Type Sewer	None			Water Frontage			
Type Fuel	None			Assn Dues	Not Applicable		
Electricity	None			Other Fees			

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No

Can Property Be Divided? Yes

Water Access

Water Name

Lake Type

Water Features

Water Frontage

Channel Frontage

Water Access

Auction No

Auctioneer Name

Chad Metzger

Auctioneer License #

AC31300015

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$691.34

Exemption

Homestead, Over 65,

Year Taxes Payable

2017

Assessed Value

Is Owner/Seller a Real Estate Licensee

No

Possession

subject to tenants rights

List Office Metzger Property Services, LLC - office: 260-982-0238

List Agent

Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939

Agent E-mail

chad@metzgerauction.com

Co-List Office

Co-List Agent

Showing Instr Open House or Showingtime

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

BBC .5%

Variable Rate

No

Special Listing Cond.

None

Virtual Tours:

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

CDOM

Total Concessions Paid

Sold/Concession Remarks

Sell Off

Sell Agent

Co-Sell Off

Co-Sell Agent

Presented by:

Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.