

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND

Property Type Residential Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202632632	30 N Long Lane	North Manchester	IN	46962	LP	\$0
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Area Wabash County **Parcel ID** 85-06-10-203-089.000-012 **Waterfront** No
Sub Sandy Beach **Cross Street** **Lot #**
Township PLST **REO** No **Short Sale** No
School District Manchester Community **Elem** Manchester
Intermediate **JrH** Manchester Jr/Sr **SrH** Manchester Jr/Sr
Legal Description SANDY BEACH EST SEC 2 LOTS 143 - 146 BLK D DITCH 666
Directions to Property From Ireland Road, turn right onto W Lakeside Drive, then turn right onto Long Lane, the property will be on your right.

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks Enjoy a spacious 16,000 sq. ft. lot featuring a 2-car garage located in Sandy Beach Estates selling via Online Auction Monday, August 31, 2026 at 6 pm! Conveniently located just a short distance from the Public Access on Long Lake. With plenty of room for storage and/or potential as a trailer site, this property offers a great opportunity to enjoy all that the Long Lake area has to offer—without the waterfront price tag!

Agent Remarks Online Auction: Monday, August 31, 2026 at 6 pm A 5% buyer's premium will be added to the winning invoice. Full terms 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 bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.3500 / 15,246 / 95 x 165	Platted Development	No	Platted	Yes
Lot Desc	Level, 0-2.9999			Price per Acre	\$0.00		
Date Lots Available							
Type	Residential	Road	County	Road	Tar and	Road	County
Water Type	Private	Well Type		Easements	Yes		
SEWER TYPE	Septic			Water			
Type Fuel	Electric			Assn Dues	\$0.00		
Electricity	Available			Other Fees			

Features

DOCUMENTS AVAILABLE Aerial Photo, Agency
LAND FEATURES Garage

Strctr/Bldg Imprv Yes

Can Property Be No

Water Access Lake

Water Name Long Lake

Lake Type

Water

Water Channel

Water

Auctio Yes Auctioneer Name Tiffany Reimer

Auctioneer License # AC31300015

Auction Location Online: BidMetzger.com

Auction Start Date 8/11/2026

Financin Existing

Propos

Excluded None

Annual \$59.29 Exemption

Year Taxes 2026

Assessed

Is Owner/Seller a Real Estate Licensee No

Possessio at closing

List Metzger Property Services, LLC - Off: 260-982-0238

List Agent Tiffany Reimer - Cell: 260-571-7910

Agent ID RB15000018

Agent tiff@metzgerauction.com

Co-List

Co-List Agent

Showing Instr

List Date 8/11/202 Exp Date 12/31/20

Contract Exclusive Right to Sell

Special Listing None

Seller Concessions Offer No

Seller Concession

Virtual

Type of Sale

Pending

Closing

Selling

How

CDO 0

Total Concessions

Sold/Concession

Sell

Sell

Sell

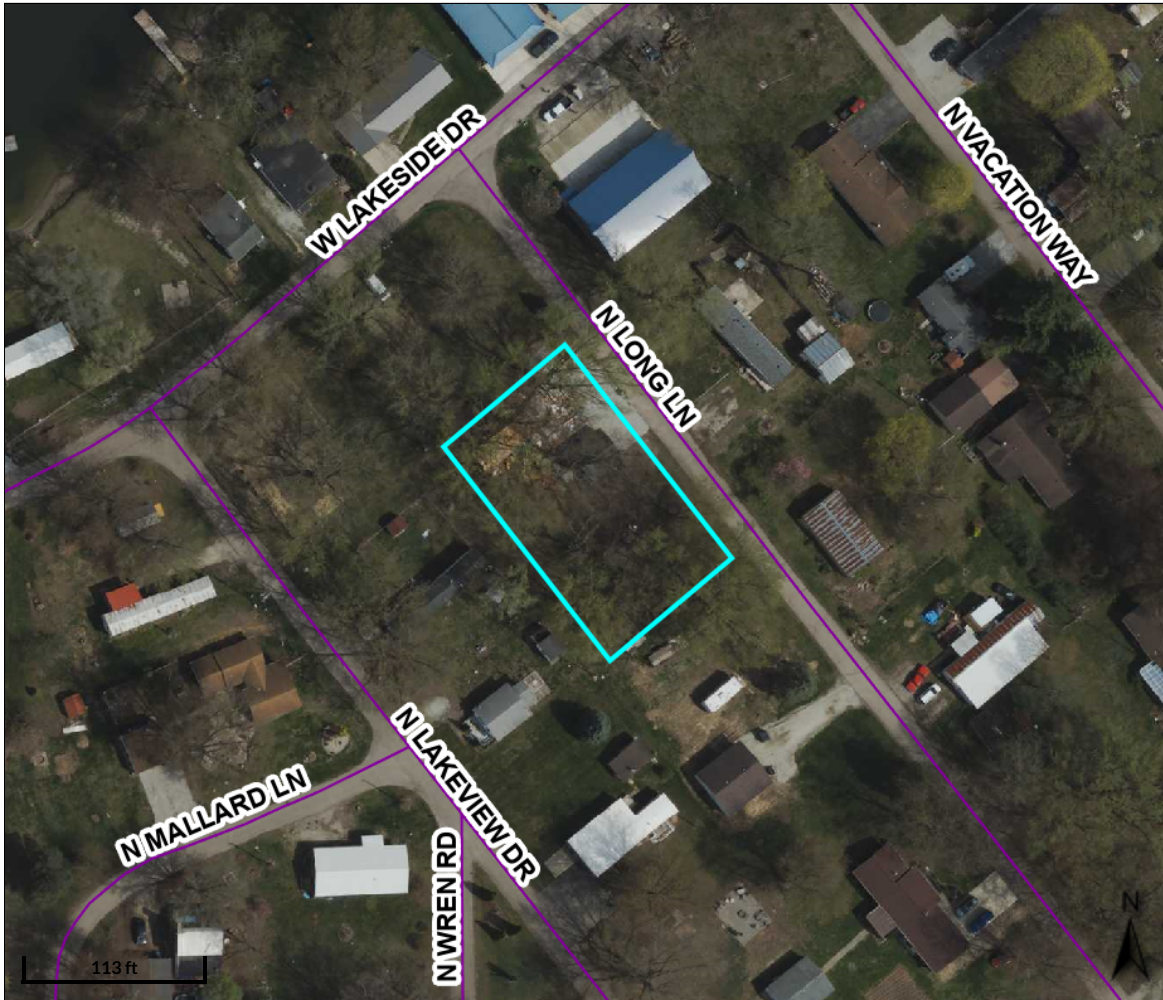
Co-Sell

Co-Sell

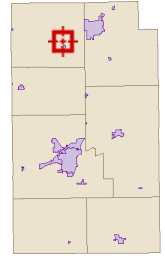
Presented Chad Metzger - Cell: 260-982-9050 /

Metzger Property Services, LLC - Off: 260-982-0238

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Overview



Legend

— Road Centerlines

Parcel ID	85-06-10-203-089.000-012	Alternate ID	n/a	Owner Address	HANEL KARL & KARLA
Sec/Twp/Rng	10-29-06	Class	Res - Vacant Platted lot		113 TIMOTHY AVE
Property Address	30 N LONG LN	Acreage	n/a		PERU, IN 46970
	NORTH MANCHESTER				
District	PLEASANT TWP				
Brief Tax Description	SANDY BEACH EST SEC 2 LOTS 143 - 146 BLK D				
	DITCH 666				
	(Note: Not to be used on legal documents)				

Date created: 8/5/2026

Last Data Uploaded: 8/5/2026 3:18:57 AM

Developed by  SCHNEIDER
GEOSPATIAL

ONLINE AUCTION TERMS

Lot on Long Lake in Sandy Beach!

This property will be offered at Online Auction on Monday, August 31, 2026 - Bidding begins closing out at 6 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 his 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 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 will be due on the day 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 Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 25, 2026. 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 \$59.29. 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: Mon., August 31, 2026 • Bidding begins closing out at 6pm

Pleasant Township • Wabash County • North Manchester, IN

www.BidMetzger.com

[illegible]

85-06-10-203-089.000-012

General Information

Parcel Number
85-06-10-203-089.000-012

Local Parcel Number
0090028400

Tax ID:

Routing Number
43G.109

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512515-012
SANDY BEACH OFF WATER

Section/Plat
10

Location Address (1)
30 N LONG LN
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Sewer, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2024

FANNIN JAMES

Ownership

FANNIN JAMES
788 LAFONTAINE AVE
WABASH, IN 46992

Legal

SANDY BEACH EST SEC 2 LOTS 143 - 146 BLK D
DITCH 666



30 N LONG LN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2025	FANNIN JAMES		WD	/	\$24,000	I
05/30/2023	MC KINNEY LOWILL		AF	/		I
11/10/1998	WATKINS JOHN W	0	WD	/	\$40,000	I
02/08/1994	WRIGHT KENDALL L	0	WD	/		I
01/01/1900	DAVIS WILLIAM & JO		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	GenReval	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$10,400	\$10,400	\$10,400	\$7,300	\$7,300
Land Res (1)	\$10,400	\$10,400	\$10,400	\$7,300	\$7,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$65,200	\$53,100	\$54,100	\$44,000	\$40,200
Imp Res (1)	\$65,200	\$53,100	\$53,400	\$43,300	\$39,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$700	\$700	\$700
Total	\$75,600	\$63,500	\$64,500	\$51,300	\$47,500
Total Res (1)	\$75,600	\$63,500	\$63,800	\$50,600	\$46,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$700	\$700	\$700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' 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		40	40x95	0.87	\$100	\$87	\$3,480	0%	1.0000	100.00	0.00	0.00	\$3,480
F	F		40	40x95	0.87	\$100	\$87	\$3,480	0%	1.0000	100.00	0.00	0.00	\$3,480
F	F		40	40x95	0.87	\$100	\$87	\$3,480	-50%	1.0000	100.00	0.00	0.00	\$1,740
F	F		40	40x95	0.87	\$100	\$87	\$3,480	-50%	1.0000	100.00	0.00	0.00	\$1,740

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Sewer, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2024

Data Source Estimated

Collector 07/20/2023 JS

Appraiser 07/20/2023 JS

SANDY BEACH OFF WATER 1/2

Notes

8/29/2023 RP: Reassessment Packet 2024
8/3/2001 MEM:
MH ON R/E
WAS MH NOW 1SFR/C
8/3/2001 MEM#:
SALE PRICE INCLUDES 0090035800 & 0090181900

Land Computations

Calculated Acreage	0.35
Actual Frontage	160
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$10,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,400

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1190 sqft

Make

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

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Accommodations

Bedrooms

0

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

2

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

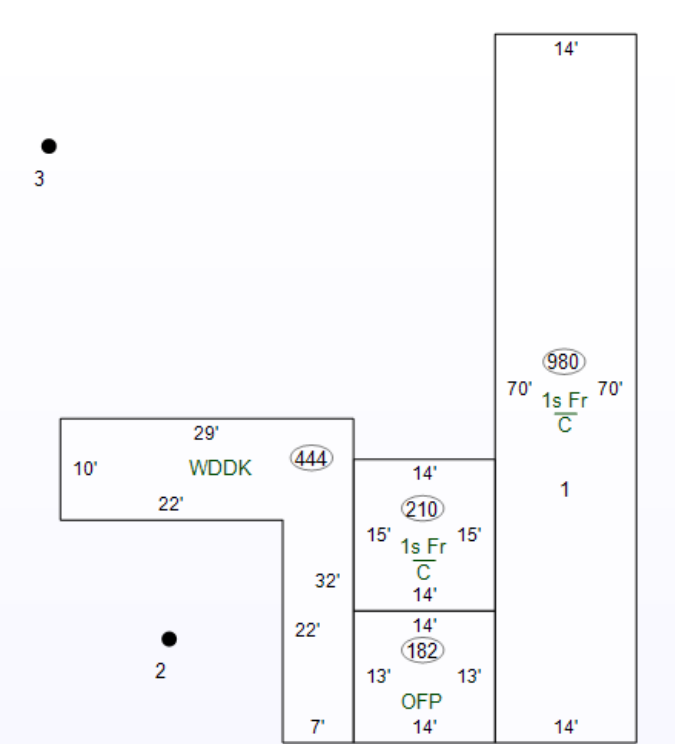
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	182	\$9,200
Wood Deck	444	\$7,900



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1190	1190	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1190	0	\$8,400	
Slab					
				Total Base	\$126,100
Adjustments				1 Row Type Adj. x 1.00	\$126,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1190	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$132,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$17,100	\$149,800
Garages (+) 0 sqft				\$0	\$149,800
Quality and Design Factor (Grade)				0.60	
Location Multiplier				0.92	
				Replacement Cost	\$82,690

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age 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	Wood Fr	E+2	1985	1985	40 A		0.92		1,190 sqft	\$82,690	34%	\$54,580	28%	100%	1.350	1.000	100.00	0.00	0.00	\$53,100
2: Detached Garage R 01	1	Wood Fr	C	1979	1979	46 F	\$44.13	0.92	\$40.60	22'x22'	\$19,650	40%	\$11,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,800
3: Utility Shed R 01	1		D	2007	2007	18 A	\$26.02	0.92	\$19.15	8'x9'	\$1,379	50%	\$690	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300

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



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