



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Agricultural Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202632439	* W 800 N	North Manchester	IN 46962	LP \$0
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Area Wabash County

Parcel ID 85-06-24-400-022.000-012

Waterfront No

Sub None

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 Approximately 55+/- acres part of: S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC DITCH 641A

Directions to Property State Road 13 N to W 800 N, land is the Northwest corner of St. Rd. 13 and W 800 N

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks This is Tract 1, Approximately 55 +/- acres of tillable farmland is selling via online auction Wednesday, September 9, 2026 at 6 pm in North Manchester, Indiana. The land has a soil index of 148.3

Agent Remarks Online Auction: Wednesday, September 9, 2026 at 6 pm A 2% buyer's premium will be added to the winning invoice. 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 bidding site.

Sec	Lot	Lot Ac/SF/Dim	55.0000 / 2,395,800 / 1330 x 1920	Platted Development	No	Platted	Yes
Lot Desc	Corner, Level, Undeveloped, Tillable, 15+			Price per Acre	\$0.00		
Date Lots Available							
Type	Agriculture	Road	County	Road	Paved	Road	State
Water Type	None	Well Type		Easements	Yes		
SEWER TYPE	None			Water			
Type Fuel	None			Assn Dues		Not Applicable	
Electricity	None			Other Fees			

Features

DOCUMENTS AVAILABLE Aerial Photo, Agency

Strctr/Bldg Imprv No

Can Property Be No

Water Access

Water Name

Lake Type

Water None

Water **Channel**

Water

Auctio Yes **Auctioneer Name** Chad Metzger

Auctioneer License # AC31300015

Auction Location Online: BidMetzger.com

Auction Start Date 8/10/2026

Financin Existing

Propos

Excluded None

Annual \$2,676. **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 Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939

Agent chad@metzgerauction.com

Co-List

Co-List Agent

Showing Instr

List Date 8/10/202 **Exp Date** 10/30/20

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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