



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 # 202632440	** 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 28.5+/- 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 2, Approximately 28.5+/- 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 148.4

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 28.5000 / 1,241,460 / 1330x1380x460x	Platted Development No	Platted Yes
Lot Desc	Level, Undeveloped, Tillable, 15+		Price per Acre \$0.00	
Date Lots Available				
Type	Agriculture	Road County	Road Tar and	Road County
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

Water None

Water **Channel**

Auctio Yes **Auctioneer Name** Chad Metzger

Water

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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