



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 # 202635845	200 West Street	North Manchester	IN 46962	LP \$0
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Area Wabash County	Parcel ID 85-06-15-200-060.000-012	Waterfront Yes
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 PT NE1/4 15-29-6 12.35AC		
Directions to Property Just south of Laketon, past the railroad tracks on 200 W. Property is on the West side of the road		

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks 12.35± Acres with Tillable Cropland & Eel River Frontage – Selling via Online Auction, Monday September 28th at 6 pm! A rare opportunity to own 12.35± acres of productive tillable cropland with Eel River frontage, offering agricultural value, recreational appeal, and an exceptional country setting. Continue utilizing the acreage for farming or explore the possibilities of creating a private country retreat or secluded homesite overlooking the river. Enjoy the peace and privacy of rural living, scenic river frontage, and open acreage—all while remaining conveniently located just minutes from town.			

Agent Remarks Online Auction: September 28th starting at 6 pm No building site testing has been completed. A 3% Buyer's Premium Fee will be added on top of the winning bid. RE Brokers must register clients 24 hrs in advance of auction - form is on the bidding website.

Sec	Lot	Lot Ac/SF/Dim 12.3500 / 537,966 / 920x650x660x83	Platted Development No	Platted Yes
Lot Desc	Level, Waterfront, Water View, Waterfront-Level Bank		Price per Acre \$0.00	
Date Lots Available				
Type	Agriculture, Residential,	Road County	Road Tar and	Road County
Water Type None	Well Type	Easements Yes		
SEWER TYPE None		Water 920.00		
Type Fuel None		Assn Dues	Not Applicable	
Electricity None		Other Fees		

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No	Can Property Be No			
Water Access River				
Water Name Eel River	Lake Type			
Water				
Water 920.00	Channel	Water RVRF		
Auctio Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015		
Auction Location BidMetzger.com	Auction Start Date 8/31/2026			
Financin Existing	Propos	Excluded None		
Annual \$214.4	Exemption No Exemptions	Year Taxes 2026	Assessed	
Is Owner/Seller a Real Estate Licensee No	Possessio after harvest			
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 8/31/202	Exp Date 1/31/202			
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 Tiffany Reimer - Cell: 260-571-7910	/	Metzger Property Services, LLC - Off: 260-982-0238		

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