Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Great Starter Home, Downsizing or Investment Opportunity!
2 Bedroom | 1 Bath



Discover the potential of this inviting one-story home, offering a practical layout, comfortable living spaces, and features that make it a great opportunity for a variety of buyers. With two bedrooms, one bathroom, and the convenience of single-level living, this property could be an excellent fit for first-time homeowners, investors, or buyers interested in making a home their own.

Inside, the home features an eat-in kitchen with a convenient pass-through opening into the living room, creating a sense of connection between the two spaces while allowing for easy interaction during everyday activities and gatherings. Two bedrooms and an extra room provide flexibility for family, guests, a home office, or other needs, while the one-story layout offers practical, easy-to-navigate living spaces.



Adding to the home's appeal is an enclosed porch, along with an adjoining partially open, covered area that offers another place to relax and enjoy the outdoors. An unfinished partial basement provides additional space for storage and the potential to accommodate a variety of future needs.

Whether you are searching for a place to call home, an investment opportunity, or a property with room to add your own personal touches, this home offers a promising starting point. With its functional layout & inviting porch areas, it presents an opportunity to explore and make your own!

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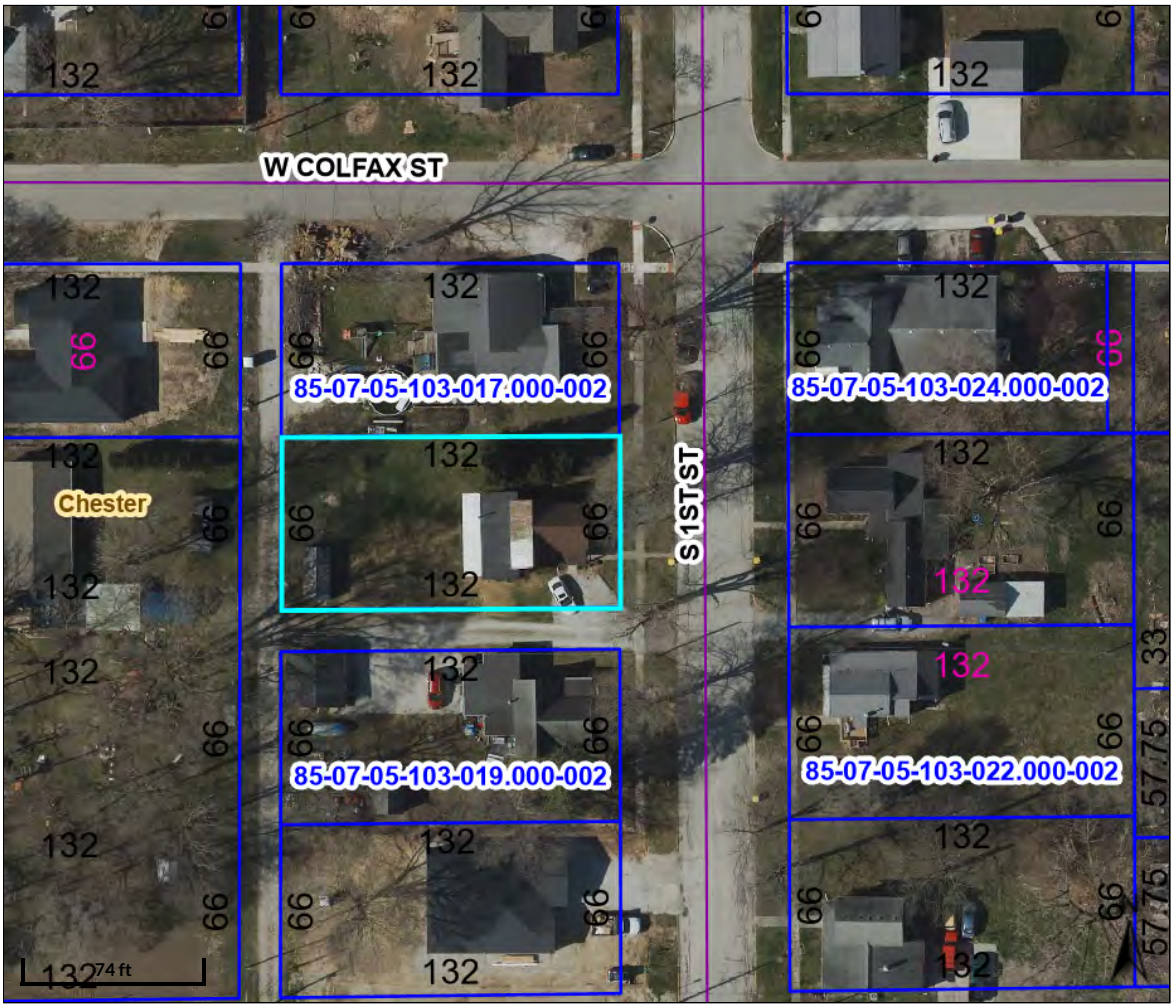
Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-07-05-103-015.000-002	**Alternate ID**	n/a	**Owner Address**	GOOD RYAN R
Sec/Twp/Rng	05-29-07	**Class**	One Family Dwelling Platted		304 S 1ST STREET
Property Address	304 S 1ST ST NORTH MANCHESTER	**Acreage**	n/a		NORTH MANCHESTER, IN 46962
District	N MANCHESTER				
Brief Tax Description	HYMERS 15 (Note: Not to be used on legal documents)				

Date created: 10/26/2026
Last Data Uploaded: 10/26/2026 3:23:33 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 28 **DOM** 28 **Auction** No

MLS # 202644542 **304 S 1st Street** **North Manchester** **IN** 46962 **LP** $89,900



Area Wabash County **Parcel ID** 85-07-05-103-015.000-002 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Chester **Style** One Story **REO** No **Short Sale** No
School District Manchester Community **Elem** Manchester
Intermediate **JrH** Manchester Jr/Sr **SrH** Manchester Jr/Sr
Legal Description HYMERS 15
Directions to Property Head North on State Rd 13, turn Right on State Rd 114, turn Right on 1st St., pass Colfax St, property is the 2nd house on the Right

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Great Starter Home, Downsizing or Investment Opportunity. This 2-bedroom, 1-bath, single-story home offers 960 sq. ft. of living space with a practical layout and plenty of potential to make your own. Whether you're looking for your first home, considering downsizing, or searching for an investment property, this home offers a variety of possibilities. Bring your ideas and make this property your own!

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 0.2000 / 8,712 / 66X132 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 960 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 240 **Ttl Fin SqFt** 960 **Year Built** 1920
Age 106 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Partial Basement, Unfinished **# Rooms** 6
Basement Material

Room Dimensions

	RM DIM		LVL
LR	12 x	16	M
DR	x		
FR	x		
KT	12 x	18	M
BK	x		
DN	x		
1B	12 x	12	M
2B	12 x	12	M
3B	x		
4B	x		
5B	x		
RR	x		
LF	x		
EX	x		

Baths **Full** **Half** **Water** City
B-Main 1 0 **Well Type**
B-Upper 0 0 **Sewer** City
B-Blw G 0 0 **Fuel /** Gas, Forced Air
Laundry Rm Main **Heating**
Laundry L/W x **Cooling** None

AMENITIES Ceiling Fan(s), Eat-In Kitchen, Porch Covered, Porch Enclosed, Range/Oven Hook Up Gas, Sump Pump, Washer Hook -Up

Garage / / x /
Outbuilding 1 Shed 10 x 20
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	No
Pool	No	**Off Street Pk**	Yes
Pool Type			

SALE INCLUDES No Appliances Included, Sump Pump, Water Heater Gas

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $475.98 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 10/28/2026 **Start Showing Date** **Exp Date** 2/28/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual Unbranded Virtual Tour **Lockbox Type** Mechanical/Combo **Lockbox Location** front door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Property address (number and street, city, state, and ZIP code) 304 S. First St. N. Manchester IN 46962

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks			X	
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☐ 200 Amp Service				X
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed	X			
Septic & Holding Tank / Septic Mound	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Geothermal and Heat Pump	X			
Other Sewer System *(Explain)*	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Unknown
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			X
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Karen K. Good	10/23/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code) 304 S. First St. N. Manchester IN 46962

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator				
Central Air Conditioning	X			
Electric Heat Pump				
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

	Yes	No	Unknown
2. ROOF			
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			
3. WATER HEATER	X		
Age, if known: _____ Years.			X
4. FURNACE	X		
Age, if known: _____ Years.			X
5. CENTRAL AIR CONDITIONING		X	
Age, if known: _____ Years.			X
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Ryan R Good	10/28/2024		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?	X		
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	$ 90
Electric	Duke	$ 54
Water		$
Trash / Septic/Sewer	N. Manchester Utilities	$ 92
HOA		$
Other		$

Additional Notes

General Information

Parcel Number
85-07-05-103-015.000-002

Local Parcel Number
0110067300

Tax ID:

Routing Number
6C.19

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502520-002
CITY OF NORTH MANCHESTER 2

Section/Plat
05

Location Address (1)
304 S 1ST ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2023

Ownership

GOOD CHRISTINE VIVAN L/E THEN
304 S 1ST STREET
NORTH MANCHESTER, IN 46962

Legal

HYMERS 15

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/28/2023	GOOD CHRISTINE VI		QC	/		I
04/24/2023	GOOD CHRISTINE VI		QC	/		I
01/01/1900	GOOD ROLAND R &		WD	/		I

Notes

8/16/2022 RP: Reassessment Packet 2023

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	**$9,400**	**$9,400**	**$9,400**	**$9,400**	**$9,400**
Land Res (1)	$9,400	$9,400	$9,400	$9,400	$9,400
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$82,000**	**$80,000**	**$68,100**	**$66,900**	**$56,200**
Imp Res (1)	$82,000	$80,000	$68,100	$66,500	$55,800
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$400	$400
Total	**$91,400**	**$89,400**	**$77,500**	**$76,300**	**$65,600**
Total Res (1)	$91,400	$89,400	$77,500	$75,900	$65,200
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$400	$400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 156', CI 50' X 156')

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		66	66x132	0.95	$150	$143	$9,438	0%	1.0000	100.00	0.00	0.00	$9,440

Data Source Estimated **Collector** 07/25/2022 JS **Appraiser** 07/25/2022 JS

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$9,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$9,400**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	960 sqft
Make	

Floor Finish

- [x] Earth
- [ ] Tile
- [ ] Slab
- [ ] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

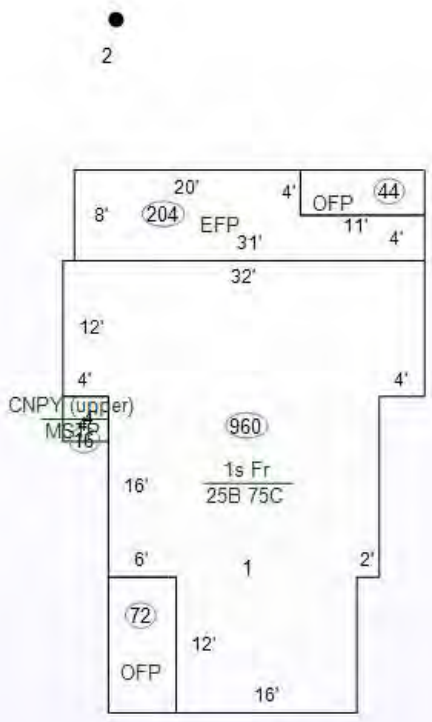
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	44	$3,600
Stoop, Masonry	16	$1,500
Canopy, Shed Type	16	$700
Porch, Open Frame	72	$4,600
Porch, Enclosed Frame	204	$15,200



Specialty Plumbing

Description	Count	Value

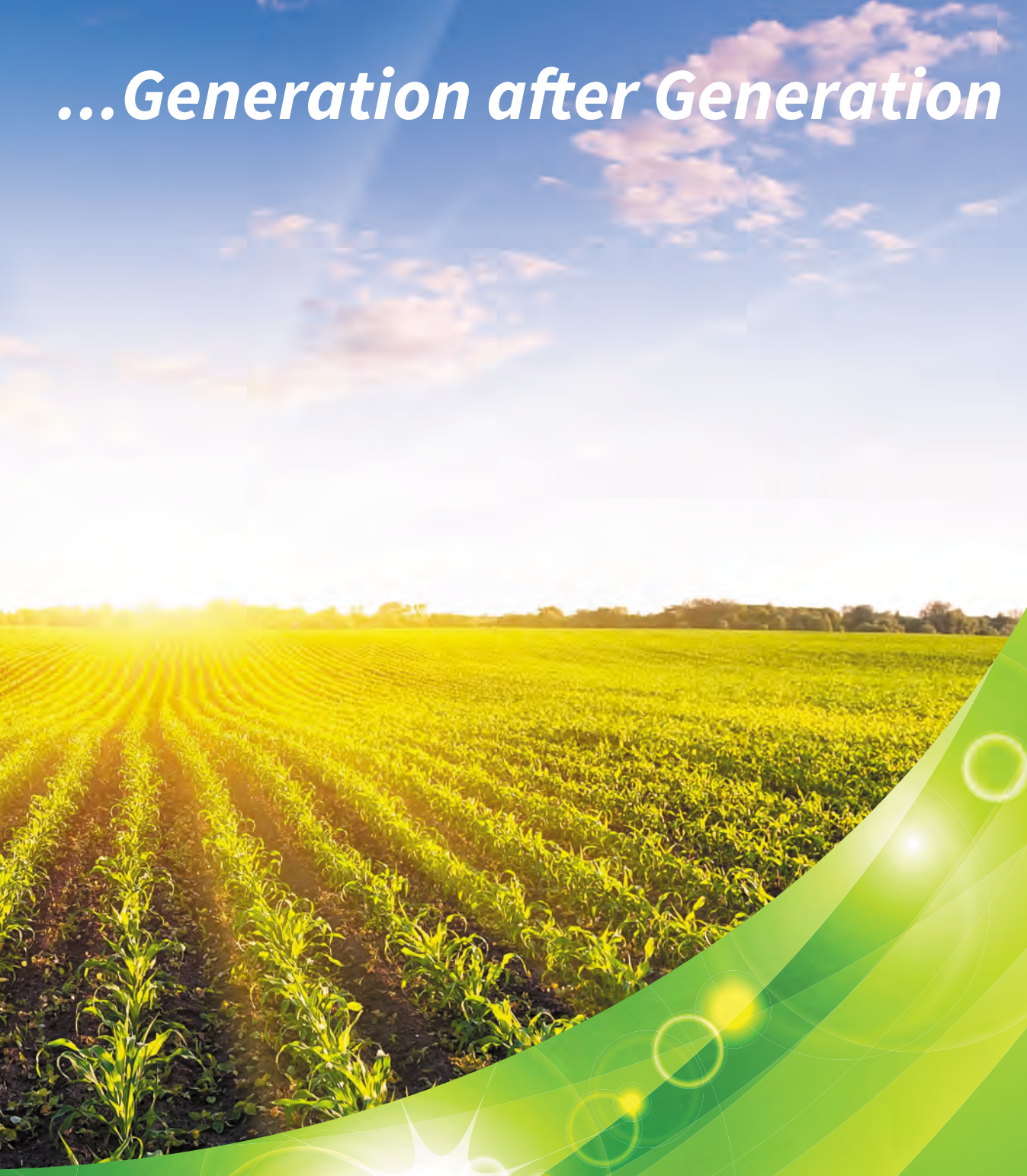
Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	$123,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		240	0	$27,200	
Crawl		720	0	$5,900	
Slab					
			Total Base		$156,800
Adjustments			**1 Row Type Adj. x 1.00**		$156,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$156,800
				Sub-Total, 1 Units	
Exterior Features (+)				$25,600	$182,400
Garages (+) 0 sqft				$0	$182,400
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.91
				Replacement Cost	$149,386

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	D+2	1920	1955	71	A		0.91		1,200 sqft	$149,386	50%	$74,690	0%	100%	1.090	1.000	100.00	0.00	0.00	$81,400
2: Utility Shed	1		D	1920	1920	106	F	$25.97	0.91	$18.91	10'x20'	$3,781	70%	$1,130	50%	100%	1.000	1.000	100.00	0.00	0.00	$600

...Generation after Generation



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