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**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x

Water City
Well Type
Sewer City
Fuel / Gas, Forced Air
Heating
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

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