

Property Type RESIDENTIAL	Status Pending	CDOM 0	DOM 0	Auction No
MLS # 202014526	105 State Road 13 East	North Manchester	IN 46962	Status Pending
LP \$95,000	Area Wabash County	Parcel ID 85-03-32-201-015.000-002	Type Site-Built Home	
	Sub Rolling Acres	Cross Street	Bedrms 3	F Baths 1
	Location City/Town/Suburb	Style One Story	REO No	H Baths 1
	School District MCS	Elem Manchester	JrH Manchester	SrH Manchester
	Legal Description	Rolling Acres Addn Lot 70 Ditch 534		
	Directions	Home is at the corner of State Road 13 and Sunset Dr.		
	Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description

Remarks 2-3 Bedroom Ranch Home with 2 Baths, Large Dine-In Kitchen & Living Room with Fireplace! Attached 2-Car Garage convenient for storage & carrying groceries!

Agent Remarks Listing was negotiated & Pending when entered

Sec	Lot	Lot Ac/SF/Dim	0.4000	17,424	131x115	/	N	/	Src	Lot Des	Corner
Township	Chester	Abv Gd Fin SqFt	1,424	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,424	Year Built	1977
Age	43	New	No	Date Complete		Ext	Aluminum	Fndtn	Slab	# Rooms	5
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material		Dryer Hookup Gas	No	Fireplace	Yes
DIM	L	B-Main	1	1	Sewer	City	Dryer Hookup Elec	Yes	Guest Qtrs	No	
LR	20 x 16	M	B-Upper	0	Fuel	Electric	Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
DR	12 x 12	M	B-Blw G	0	Heating		Disposal	No	Ceiling Fan	No	
FR	x				Cooling	Window	Water Soft-Owned	No	Skylight	No	
KT	12 x 15	M	Laundry Rm	Main		x	Water Soft-Rented	No	ADA Features	No	
BK	x		AMENITIES	Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up			Alarm Sys-Sec	No	Fence		
DN	x						Alarm Sys-Rent	No	Golf Course	No	
MB	15 x 12	M					Garden Tub	No	Nr Wlkg Trails	No	
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24 x 22 / 528.00	Jet Tub	No	Garage Y/N	Yes	
3B	10 x 10	M	Outbuilding	None		x	Pool	No	Off Street Pk	Yes	
4B	x		Outbuilding			x	Pool Type				
5B	x		Assn Dues			Not Applicable	SALE INCLUDES	Water Heater Electric			
RR	x		Other Fees				FIREPLACE	Family Rm			
LF	x		Restrictions								
EX	x		Water Access								
WtrType		Wtr Frtg		Channel Frtg		Lake Type					
Auction	No	Auctioneer Name		Auctioneer License #							
Owner Name		Financing: Existing		Proposed		Excluded Party	None				
Annual Taxes	\$914.99	Exemptions	Homestead, Supplemental	Year Taxes Payable	2020	Assessed Value					
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing	List Office	Metzger Property Services, LLC - office: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	Co-List Office		Co-List Agent					
Showing Instr		List Date	4/25/2020	Exp Date	6/30/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	none	Type of Sale					
Pending Date	4/25/2020	Closing Date		Selling Price		How Sold		CDOM	0		
Ttl Concessions Paid		Sold/Concession Remarks		Sell Off	Metzger Property Services, Sell Agent Chad Metzger	Co-Sell Off		Co-Sell Agent			
					Presented by: Tiffany Reimer / Metzger Property Services, LLC						

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