




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/16/2022

Page 1 of 1

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	22	<b>DOM</b>	22	<b>Auction</b>	No	
<b>MLS #</b>	202230967	<b>12105 N 400 E</b>	<b>North Manchester</b>	<b>IN</b>	<b>46962</b>	<b>LP \$179,500</b>				
	<b>Area</b>	Wabash County	<b>Parcel ID</b>	85-03-35-300-008.000-001	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No		
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>Township</b>	Chester	<b>Style</b>	One and Half Story	<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	MCS	<b>Elem</b>	Manchester	<b>JrH</b>	Manchester	<b>SrH</b>	Manchester		
	<b>Legal Description</b>	PT SW1/4 SW1/4 35-30-7 2.00AC DITCH 571								
	<b>Directions</b>	From SR 114, head north on 400 E. Property is on the east side of the road.								
	<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>			

**Remarks** Country Home with Multiple Outbuildings on 2+/- Acres! Beautiful Country Setting with Mature Shade Trees & Fruit Trees including Peach, Pear, Apple, & Cherry! This 2-Story home features 3 Bedrooms & 1 Bath with Hardwood Floors! There is an Enclosed Porch & Nice Deck to enjoy the peaceful country setting! Multiple Outbuildings include 12x20 & 9x8 Sheds, 24x37 Barn. 32x48 Pole Barn has concrete floor, 2 10x10 Overhead Doors, & 220 v power! Don't miss this Opportunity to get into the Peaceful Country on 2+/- acres!

**Agent Remarks** Seller needs Possession at closing for the home & 60 days after closing for the pole barn.

Sec	Lot	Lot Ac/SF/Dim	2.0000	/	87,120	/	235x360	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,256	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0		Ttl Below Gd SqFt	129	Ttl Fin SqFt	1,256	Year Built	1916
Age	106	New Const	No		Date Complete		Ext Vinyl	Bsmt	Crawl, Partial Basement			# Rooms	7
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>		<b>Basement Material</b>					
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	13 x 13	<b>M</b>	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	9 x 15	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x					<b>Cooling</b>	None	<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	8 x 9	<b>M</b>	<b>Laundry Rm</b>	Main		13 x 9		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> Ceiling Fan(s), Deck Open, Dryer Hook Up Electric					<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x		, Porch Enclosed, Main Floor Laundry, Washer Hook-Up					<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	12 x 11	<b>U</b>						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	13 x 13	<b>U</b>						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	7 x 12	<b>U</b>	<b>Garage</b>	/	/	x	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No		
<b>4B</b>	x		<b>Outbuilding 1</b>	Pole/Post Building		32 x 48		<b>Pool</b>	No	<b>Off Street Pk</b>	Yes		
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>					
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	Refrigerator, Water Heater Electric				
<b>LF</b>	x		<b>Other Fees</b>										
<b>EX</b>	x		<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>		<b>Lic #</b>		<b>Auction Date</b>		<b>Time</b>	
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Location</b>		<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$368.02	<b>Exemptions</b>	Disabled, Homestead, Mortgage,	<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	
<b>Possession</b>	At closing-home; 60 days after-barn						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>Co-List Agent</b>	Gary Spangle - Cell: 574-551-1768		
<b>Showing Instr</b>	Showing time						
<b>List Date</b>	7/25/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	10/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>	Unbranded Virtual Tour	<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>				<b>Conc Paid By</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:**

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).