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## **Residential Agent Full Detail Report**



Property Type RESIDENTIAL Status Active **CDOM** 87 **DOM** 87 Auction No MLS# 202302402 46962 LP \$289,900 11781 N Ogden Road **North Manchester** IN Area Wabash County Parcel ID 85-06-02-200-037.000-012 Type Site-Built Home Waterfront No Sub None Bedrm 3 F 2 **Cross Street** н Township Pleasant Style One and Half Story REO No Short Sale No School District MCS Elem Manchester Jr Manchester SrH Manchester Legal Description PLEASANT VIEW LOT 3 1.73AC Directions Head west out of North Manchester on SR114, turn south on Ogden Rd. Property is on the east side of the road. Inside City Limits N County Zoning A2 **Zoning Description** 

Remarks Nice Country Home with Multiple Outbuildings on 1.73+/- acres ready for you to call home! This home is Move-In Ready featuring 2 Full Baths & 3 Bedrooms all with Walk-In Closets and the potential for a 4th bedroom! Spacious Rooms with Hardwood Floors throughout the home. Lots of Updates including the kitchen & bathrooms, septic, well, & steel shingle roof! There is also a large summer kitchen with laundry area. Multiple Outbuildings include a Corn Crib that has been converted into a playhouse for kids & a Heated Shop with electricity, water, & concrete floors! There is a 2-Car Detached Garage with extension for extra space. Fenced-In Pasture & Re-sided Barn would be great for animals and storing equipment. Great Country Setting for your family!

Agent Remarks No Sunday Showings

Se Lot 3 Lot Ac/S	<b>SF/Dim</b> 1.7300 / 75	5,359	295x275	Lot Desc 0-2.9999		
Above Gd Fin SqFt 1,837	Above Gd Unfin SqFt	Belo	w Gd Fin SqFt 0	Ttl Below Gd SqFt 94	1 <b>Ttl Fin SqFt</b> 1,837	Year Built 1917
Age 106 New Const N	lo <b>Date</b>		Ext Vinyl	Bsmt Full Basement	, Unfinished	<b># Rooms</b> 9
Room Dimensions B	Baths Full Half	Water	WELL	Basement Material		
RM DIM LVL B	<b>B-Main</b> 1 0	Sewer	Septic	Dryer Hookup Gas	No Fireplace	Yes
<b>LR</b> 13 x 17 M <b>B</b>	<b>3-Upper</b> 1 0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No Guest Qtrs	No
D x B	<b>B-Blw G</b> 0 0	Heating		Dryer Hookup G/E	No Split FlrpIn	No
FR x		Cooling	None	Disposal	No Ceiling Fan	Yes
<b>KT</b> 11 x 13 M L	.aundry Rm Main	1 x 14		Water Soft-Owned	Yes Skylight	No
	AMENITIES Ceiling Fan(	,. ,		Water Juit-Neilleu	No ADA Featur	es No
D ^	Opener, Natural Woodworl Range/Oven Hook Up Elec			d, Alarm Sys-Sec	No Fence	
M 10 x 14 U	aundry, Washer Hook-Up.		Shower, Main 1 loor	Alarm Sys-Rent	No Golf Course	e No
<b>2B</b> 10 x 12 U				Garden Tub	No Nr Wikg Tra	ails No
	,	etached ,	/ 21 x 30 / 630.0	OO Jet Tub	No Garage Y/N	Yes
	Outbuilding 1 Barn	54	1 x 30	Pool	No Off Street P	k
	Outbuilding 2	_	X	Pool Type		
	Assn Dues Frequency Not Applicable SALE INCLUDES Kitchen Exhaust Hood, Water Heater Gas, Water					
<del>-</del> - ^	Other Fees Softener-Owned Restrictions FIREPLACE Dining Rm, Wood Burning Stove					
<b>EX</b> 10 x 13 M R	Restrictions			FIREPLACE DINING	Kiii, vvood Burning Stove	

Water		Wtr Name	Wat	er Frontage	Channel
Water Featu	ıres		Wat	er Type	Lake Type
Auctioneer	Name	Lic#	<b>Auction Date</b>	Time	Location
Financing:	Existing	Proposed	Excluded Party None		
Annual	\$677.98	Exemptions Homestead, Supplemental	Year Taxes Pava	ble 2022	Assessed Value

Possession At closing

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

Co-List Agent **Co-List Office** 

Showing Instr Seller will open - no Sunday showings

List Date 1/27/2023 Start Showing Date Exp Date 5/31/2023 Owner/Seller a Real Estate Licensee No Agent/Owner Related No

Buyer Broker Comp. 1.5% Contract Type Exclusive Right to Sell Variable Rate No. Special List Cond. None

Virtual **Unbranded Virtual Tour** Lockbox Type None Lockbox Location N/A Type of Sale **Pending Date Closing Date** Selling Price **How Sold** Conc Paid By **Ttl Concessions Paid** Sold/Concession Remarks

**Sell Office** Sell Agent Sell

Co-Sell Office Co-Sell

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

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