



Lots & Land Agent Full Detail Report

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Class LOTS AND LAND

Property Type Residential Land

Status Active

CDOM 145

DOM 0

Auction No

MLS #	202632508	405 S River Road Extension	North Manchester	IN	46962	LP	\$74,900
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Area	Wabash County	Parcel ID	85-07-05-204-017.000-002	Waterfront	No
Sub	None	Cross Street		Lot #	
Township	CHST			REO	No
School District	Manchester Community			Short Sale	No
Intermediate	Manchester	JrH	Manchester Jr/Sr	Elem	Manchester
Legal Description	S MAN OP SW PT 19 & 104' 20				
Directions to Property	From Singer Road, go south onto River Road Ext., property is on the east side of the road				

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks Attention investors, don't miss this ESTATE Property! 1.5+/- Acre Lot with Large Barn, offering great storage and a lower-level mechanic pit. The existing home is in poor condition and will require removal, providing a blank slate for new construction, a workshop setup, or future development. Whether you're an investor, builder, or buyer looking for your next project, this is a great opportunity to unlock the potential of these properties			

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	1.5000 / 65,340 / 310 x 320						
Lot Desc	Slope, 0-2.9999			Platted Development	No		Platted	Yes	
Date Lots Available				Price per Acre	\$49,933.33				
Type	Residential	Road	City	Road	Tar and	Road	City		
Water Type	City	Well Type		Easements	Yes				
SEWER TYPE	City			Water					
Type Fuel	None			Assn Dues			Not Applicable		
Electricity	Available			Other Fees					
Features				DOCUMENTS AVAILABLE Aerial Photo					
				LAND FEATURES Barn, Other Buildings					
Strctr/Bldg Imprv	Yes								
Can Property Be	No								
Water Access									
Water Name				Lake Type					
Water									
Water				Channel			Water		
Auctio	No	Auctioneer Name					Auctioneer License #		
Auction Location				Auction Start Date					
Financin	Existing			Propos			Excluded	None	
Annual	\$966.3	Exemption		Year Taxes	2025		Assessed		
Is Owner/Seller a Real Estate Licensee	No			Possessio	at closing				
List	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050				
Agent ID	RB14045939	Agent	chad@metzgerauction.com						
Co-List				Co-List Agent					
Showing Instr									
List Date	8/10/202	Exp Date	8/30/202						
Contract	Exclusive Right to Sell						Special Listing	None	
Seller Concessions Offer	No			Seller Concession					
Virtual		Type of Sale							
Pending	Closing	Selling		How			CDO	145	
Total Concessions		Sold/Concession							
Sell		Sell					Sell		
Co-Sell		Co-Sell							
Presented	Chad Metzger - Cell: 260-982-9050	/	Metzger Property Services, LLC - Off: 260-982-0238						

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