



## Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home

Status Active

CDOM 145

DOM 0

Auction No

|     |           |                            |                  |    |       |    |          |
|-----|-----------|----------------------------|------------------|----|-------|----|----------|
| MLS | 202632507 | 403 S River Road Extension | North Manchester | IN | 46962 | LP | \$55,000 |
|-----|-----------|----------------------------|------------------|----|-------|----|----------|



|                        |                                                                               |              |                         |        |                  |            |    |
|------------------------|-------------------------------------------------------------------------------|--------------|-------------------------|--------|------------------|------------|----|
| Area                   | Wabash County                                                                 | Parcel ID    | 85-07-05-204-014.000-00 | Type   | Site-Built Home  | Waterfront | No |
| Sub                    | None                                                                          | Cross Street |                         | Bedrms | 3                | F Baths    | 1  |
| 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      | OP (S MAN) PT LOT 19                                                          |              |                         |        |                  |            |    |
| Directions to Property | From Singer Road, go south onto River Road Ext., property is on the east side |              |                         |        |                  |            |    |

Inside City

City Zoning

County

Zoning

**Remarks** Attention investors! Don't miss this 3-bedroom, 1-bath home with detached garage. It is packed with potential, featuring a one-story property with 3 bedrooms, 1 bath & a detached garage that is ideal for a rental, flip, or full renovation project.

### Agent Remarks

|                    |                                                    |                     |                          |                                                                             |                            |
|--------------------|----------------------------------------------------|---------------------|--------------------------|-----------------------------------------------------------------------------|----------------------------|
| Sec                | Lot                                                | Lot Ac/SF/Dim       | 0.2200 / 9,583 / 47x185  | Lot Desc                                                                    | 0-2.9999                   |
| Above Gd Fin SqFt  | 1,102                                              | Above Gd Unfin SqFt | 0                        | Below Gd Fin SqFt                                                           | 0                          |
| Age                | 106                                                | New Const           | No                       | Date Complete                                                               |                            |
| Ext                | Stone, Vinyl                                       |                     |                          |                                                                             |                            |
| Room Dimensions    | Baths                                              | Ful                 | Hal                      | Water                                                                       | Public                     |
| RM DIM             | LV                                                 | B-Main              | 1                        | 0                                                                           | Well                       |
| LR                 | 14 x 101                                           | M                   | B-Upper                  | 0                                                                           | 0                          |
| DR                 | x                                                  |                     | B-Blw G                  | 0                                                                           | 0                          |
| FR                 | x                                                  |                     | Laundry Rm               | Main                                                                        | Heating                    |
| KT                 | 14 x 11                                            | M                   | Laundry                  | x                                                                           | Cooling                    |
| BK                 | x                                                  |                     | AMENITIES                | Eat-In Kitchen, Porch Covered, Main Level Bedroom Suite, Main Floor Laundry |                            |
| DN                 | x                                                  |                     |                          |                                                                             |                            |
| 1B                 | 14 x 14                                            | M                   |                          |                                                                             |                            |
| 2B                 | 12 x 12                                            | M                   |                          |                                                                             |                            |
| 3B                 | 12 x 12                                            | M                   | Garage                   | 1.0 / Detache                                                               | 12 x 20 / 240.0            |
| 4B                 | x                                                  |                     | Outbuilding 1            | None                                                                        | x                          |
| 5B                 | x                                                  |                     | Outbuilding 2            |                                                                             | x                          |
| RR                 | x                                                  |                     | Assn Dues                | Frequenc                                                                    | Not Applicable             |
| LF                 | x                                                  |                     | Other Fees               |                                                                             |                            |
| EX                 | x                                                  |                     | Restrictions             |                                                                             |                            |
| Water              |                                                    | Wtr Name            |                          | Water Frontage                                                              | Channel Frontage           |
| Water              |                                                    |                     |                          | Water Type                                                                  | Lake                       |
| Auctioneer         |                                                    | Lic                 | Auction                  | Tim                                                                         | Location                   |
| Financing          | Existing                                           | Proposed            |                          |                                                                             | Excluded Party             |
| Annual             | \$241.60                                           | Exemptions          | Year Taxes Payable       | 2025                                                                        | Assessed Value             |
| Possessio          | at closing                                         |                     |                          |                                                                             |                            |
| List Office        | Metzger Property Services, LLC - Off: 260-982-0238 |                     | List Agent               | Chad Metzger - Cell: 260-982-9050                                           |                            |
| Agent              | chad@metzgerauction.com                            |                     | List Agent - User        | UP388053395                                                                 |                            |
| Co-List Office     |                                                    |                     | Co-List Agent            |                                                                             | List Team                  |
| Showing            |                                                    |                     |                          |                                                                             |                            |
| List Date          | 8/10/2026                                          | Start Showing       | Exp Date                 | 8/30/2026                                                                   | Owner/Seller a Real Estate |
| Seller Concessions | Offer Y/N                                          | No                  | Seller Concession Amount | \$                                                                          |                            |
| Contract Type      | Exclusive Right to Sell                            |                     |                          |                                                                             | Special List Cond.         |
| Virtual            |                                                    |                     | Lockbox                  | Mechanical/Combo                                                            | Lockbox Location           |
| Pending Date       |                                                    |                     | Closing Date             |                                                                             | Selling Price              |
| Ttl Concessions    |                                                    |                     | Sold/Concession          |                                                                             |                            |
| Sell Office        |                                                    |                     | Sell Agent               |                                                                             |                            |
| Co-Sell            |                                                    |                     | Co-Sell Agent            |                                                                             |                            |

Presented by: Chad Metzger - Cell: 260-982-9050

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.