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**PROVIDING PROFESSIONAL AUCTION,  
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
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GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
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**260-982-0238**

101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *Ranch Home with 3 Seasons Room Selling Regardless of Price!*

This property will be offered at Online Only Absolute Auction on Wednesday, December 6, 2023 -- Bidding begins closing out at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 12, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,022.74. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Wednesday, December 6, 2023**

**Bidding begins closing out at 6 pm!**

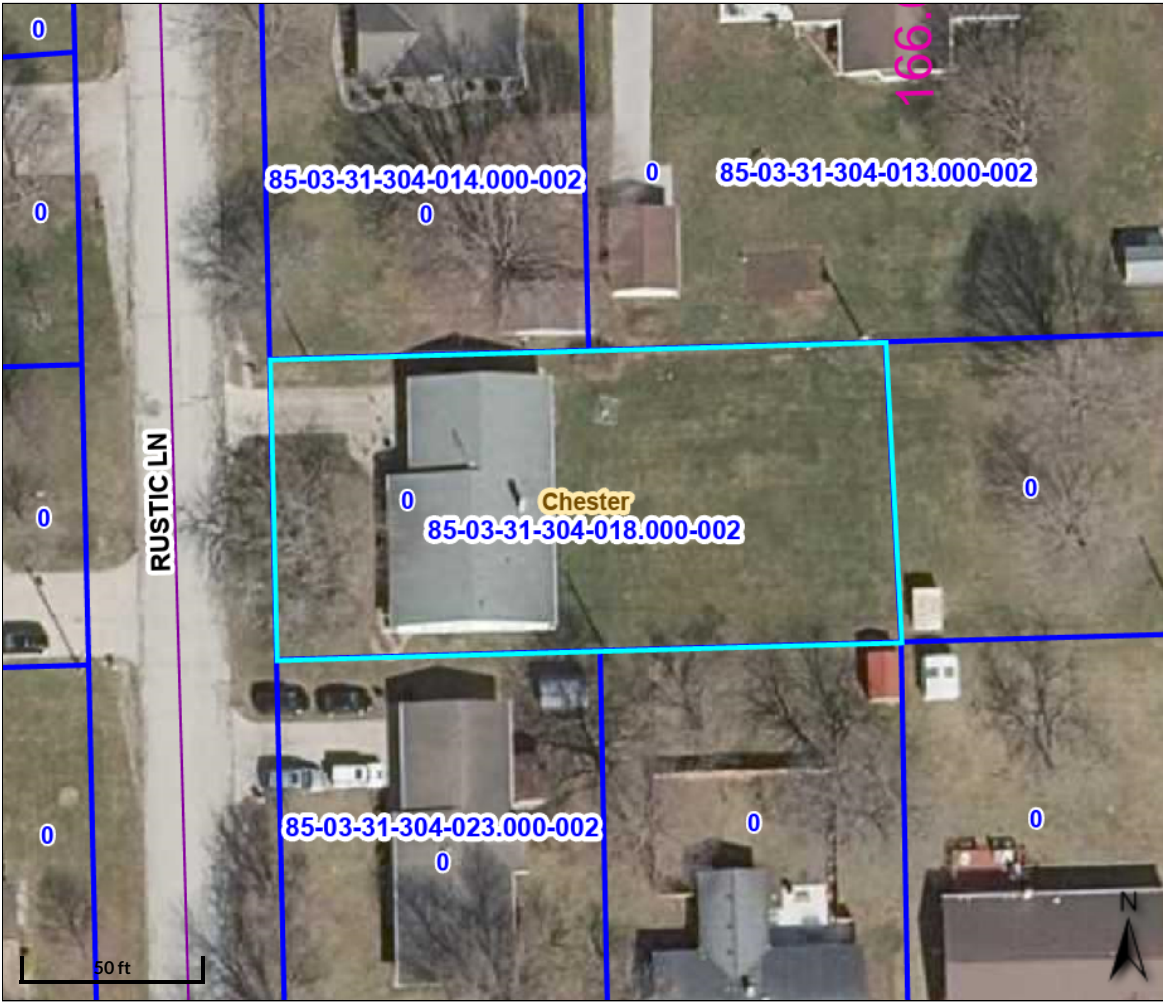
**401 Rustic Ln., North Manchester, IN 46962**

**Chester Township • Wabash County**

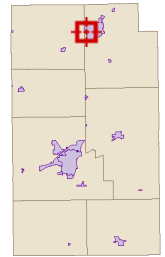
***Auction Manager: Tim Pitts 317.714.0432***

***<https://bidmetzger.com/auctions/>***





**Overview**




**Legend**

- Parcels
- Tax Sale Parcels
- Road Centerlines

<b>Parcel ID</b>	85-03-31-304-018.000-002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	CHAMBERLAIN MARY LOIS
<b>Sec/Twp/Rng</b>	31-30-07	<b>Class</b>	One Family Dwelling Platted		400 W 7TH ST
<b>Property Address</b>	401 RUSTIC LN	<b>Acreage</b>	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
<b>District</b>	N MANCHESTER				
<b>Brief Tax Description</b>	WENDELLS 15				
	(Note: Not to be used on legal documents)				

Date created: 9/28/2023  
 Last Data Uploaded: 9/27/2023 11:27:15 PM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202340073	<b>401 Rustic Lane</b>	<b>North Manchester</b>	<b>IN 46962</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-31-304-018.000-002	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Wendel	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 2
	<b>Township</b> Chester	<b>Style</b> One 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> WENDELLS 15			
	<b>Directions</b> From SR 13, head east on Westchester Dr. Turn north on Rustic Ln. Property is on the east side.			
	<b>Inside City</b> Y	<b>City Zoning</b> OTH	<b>County Zoning</b>	<b>Zoning Description</b> RSF

**Remarks** Ranch Home with 3-Seasons Room selling via Online Only ABSOLUTE Auction on Wednesday, December 6, 2023 -- Bidding begins closing out at 6 pm! Selling Regardless of Price! This home features 2 bedrooms & 2 full baths. The spacious master bedroom is complete with a walk-in closet and a large ensuite bathroom. The living room features a cozy brick fireplace and beamed ceilings, adding character and warmth to the space. Additionally, this home offers a delightful 3-seasons room, providing a versatile space to enjoy the outdoors while being sheltered from the elements. There is a 1-car attached garage offering protection for your vehicle and extra storage space. Open House: Tuesday, November 28th 5:30-6pm

**Agent Remarks** Online ABSOLUTE Auction: Wed. 12.6.23 6pm Open House: Tues. 11.28.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

<b>Sec</b>	<b>Lot</b>	<b>Lot</b>	0.3100	/	13,280	/	80X166	<b>Lot Desc</b>	0-2.9999			
<b>Above Gd Fin SqFt</b>	1,728	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,728	<b>Year Built</b>	1972	
<b>Age</b>	51	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmnt Slab</b>		<b>#</b>	9	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>CITY</b>		<b>Basement Material</b>				
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	19 x 12		<b>B-Upper</b>	0	0	<b>Sewer</b> City		<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	
<b>DR</b>	x		<b>B-Blw</b>	0	0	<b>Fuel /</b> Electric, Hot Water		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No	
<b>FR</b>	17 x 12		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes	
<b>KT</b>	14 x 13		<b>Laundry L/W</b>	17 x 7		<b>Cooling</b> Window		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>BK</b>	x		<b>AMENITIES</b> ADA Features, Built-In Bookcase, Cable Available, Cable Ready, Ceiling Fan(s), Ceilings-Beamed, Closet(s) Walk-in, Countertops-Laminate, Dryer Hook Up				<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	Yes	
<b>DN</b>	x											
<b>1B</b>	19 x 12											
<b>2B</b>	14 x 11											
<b>3B</b>	x		<b>Garage</b>	1.0	/	Attached	/	20 x 14	/	280.00	<b>Jet Tub</b>	No
<b>4B</b>	x		<b>Outbuilding 1</b>	None			x	<b>Pool</b>	No	<b>Off Street Pk</b>		
<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>LF</b>	x		<b>Other Fees</b>									
<b>EX</b>	x		<b>Restrictions</b>	<b>SALE INCLUDES</b> Microwave, Window Treatments, Cooktop-Electric, Oven-Built-In, Water Heater Electric								
						<b>FIREPLACE</b>			Family Rm, Wood Burning, One			

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	12/6/2023	<b>Time</b>	6 pm
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$1,022.74	<b>Exemption</b>	Disabled Vet, Homestead,	<b>Year Taxes Payable</b>	2023	<b>Assessed Value</b>	
<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Timothy Pitts - Cell: 317-714-0432		
<b>Agent E-mail</b>	tpitts5467@hotmail.com			<b>List Agent - User Code</b>	UP388055047	<b>List Team</b>	
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	11/1/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	1/31/2024	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<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 Team</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Sell Team</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>					

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

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# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://bidmetzger.com) - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

General Information

Parcel Number 85-03-31-304-018.000-002
Local Parcel Number 0110027900

Tax ID:

Routing Number 2L.33

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002 )
School Corp 8045
Neighborhood 8502522-002
Section/Plat 31
Location Address (1)
401 RUSTIC LN
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 4, 2023

Review Group 2023

Ownership

CHAMBERLAIN MARY LOIS
400 W 7TH ST
NORTH MANCHESTER, IN 46962

Legal

WENDELLS 15



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, CHAMBERLAIN MAR, WD, /, \$0, I

Notes

8/12/2022 RP: Reassessment Packet 2023

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 150', CI 90' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row: F, F, 80, 80x166, 1.05, \$200, \$210, \$16,800, 0%, 100%, 1.0000, \$16,800

Land Computations

Table with columns: Computation, Value. Rows: Calculated Acreage (0.30), Actual Frontage (80), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,800)

Data Source Estimated

Collector 08/04/2022 JS

Appraiser 08/04/2022 JS

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1728 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	264	\$10,000
Porch, Open Frame	138	\$6,400
Porch, Enclosed Frame	114	\$8,100

**Plumbing**

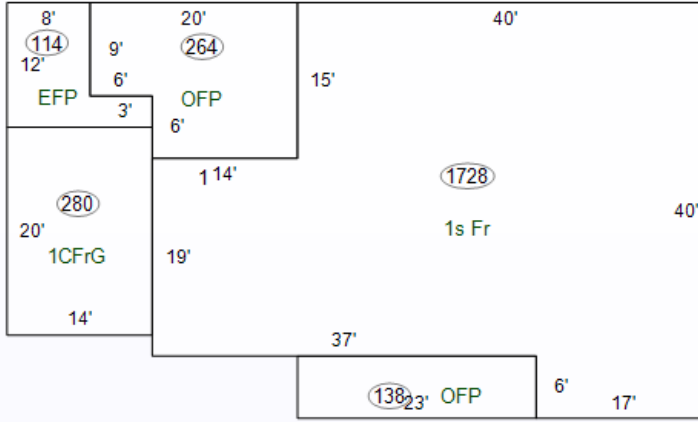
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1728	1728	\$112,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$112,500

**Adjustments** 1 Row Type Adj. x 1.00 \$112,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$119,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$24,500	\$144,100
Garages (+) 280 sqft	\$11,500	\$155,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$143,774</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C+1	1972	1979	44 A		0.88		1,728 sqft	\$143,774	30%	\$100,640	0%	100%	1.400	1.0000	\$140,900



*...Generation after Generation*



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