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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Brick Ranch with Sunroom in a Quiet Neighborhood!*

This property will be offered at Online Auction on Tuesday, May 21, 2024 -- 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 21, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,815.64. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, May 21, 2024**

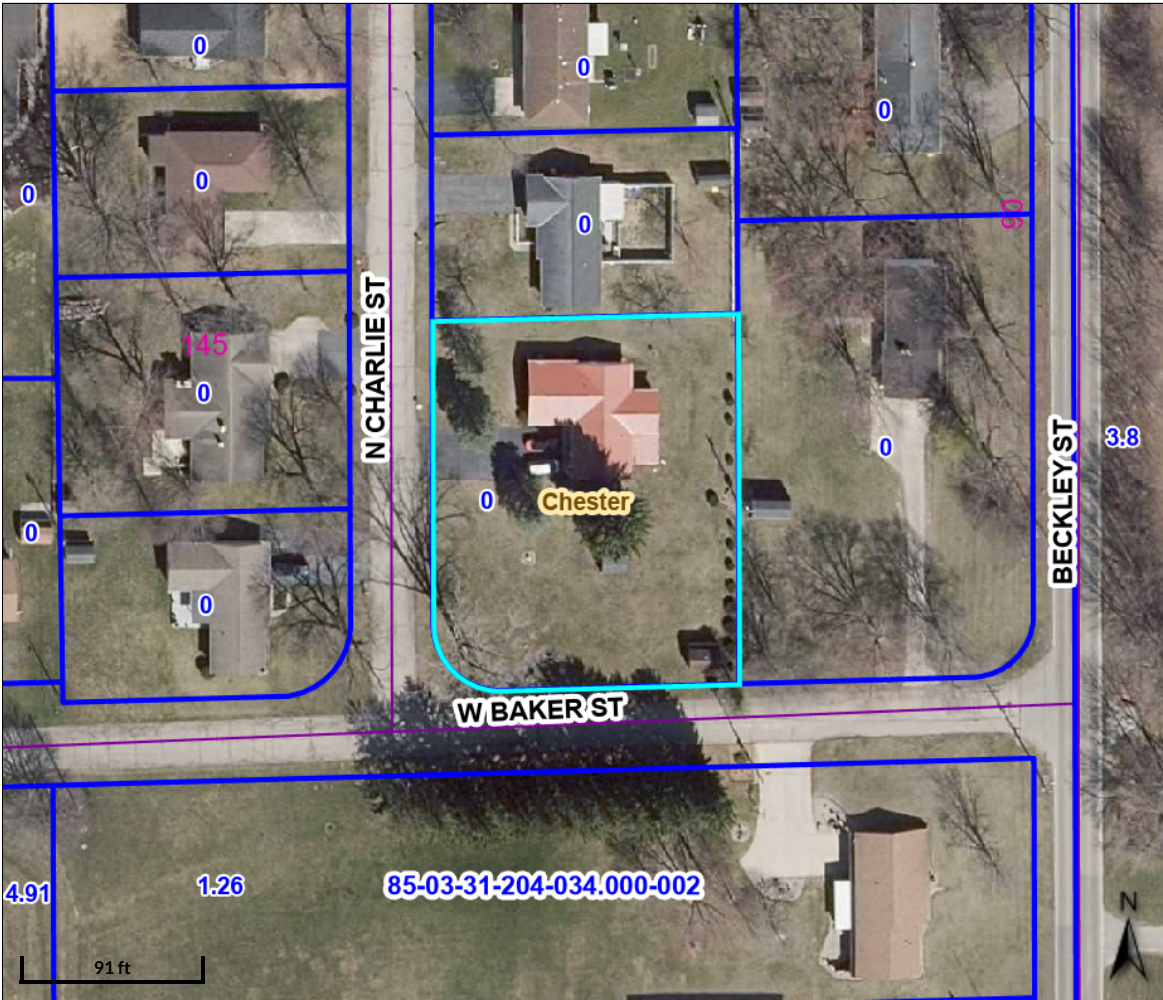
***Bidding begins closing out at 6 pm!***

**1003 Charlie St., North Manchester, IN 46962**

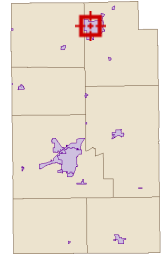
**Chester Township • Wabash County**

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





**Overview**




**Legend**

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

<b>Parcel ID</b>	85-03-31-204-024.000-002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	NORDMAN MERRITT H & MARJORIE
<b>Sec/Twp/Rng</b>	31-30-07	<b>Class</b>	One Family Dwelling Platted		1003 CHARLIE ST
<b>Property Address</b>	1003 N CHARLIE ST	<b>Acreage</b>	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
<b>District</b>	N MANCHESTER				
<b>Brief Tax Description</b>	NORTHCREST LOTS 2 & 9 DITCH 562				
	(Note: Not to be used on legal documents)				

Date created: 4/26/2024  
 Last Data Uploaded: 4/26/2024 4:58:04 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202414886	<b>1003 N Charlie Street</b>	<b>North Manchester</b>	<b>IN 46962</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-31-204-024.000-002	<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> 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> NORTHCREST LOTS 2 & 9 DITCH 562				
<b>Directions</b> From SR 13, head south on Beckley St. then west on Baker St. Property is on the corner of Baker & Charlie.				
<b>Inside City</b>	Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Brick Ranch with Sunroom in Quiet Neighborhood selling via Online Only Auction on Tuesday, May 21, 2024 -- Bidding begins closing out at 6 pm! This inviting brick ranch offers 3 bedrooms and 2 baths in a serene and quiet neighborhood. There is a spacious master bedroom featuring an ensuite with a stand-up shower. The eat-in kitchen, with the added convenience of laundry right off the kitchen, provides a warm and welcoming space for meal preparation and daily living. Enjoy the natural light in the large sunroom, complete with patio doors leading to a patio and overlooking the extra-large yard, perfect for outdoor gatherings and leisure. The 2-car attached garage comes equipped with ample cabinets for storage, ensuring organization and functionality. Additionally, the property boasts 2 sheds for further storage solutions. Situated near a dead end, the home offers peaceful seclusion while remaining close to schools and a nearby walking trail, making it an ideal setting for families or those seeking a tranquil lifestyle within reach of local amenities and outdoor recreation.

**Agent Remarks** Online Auction: Tues. 5.21.24 6pm Open House: Thurs. 5.16.24 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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 showings they attend including the auction to receive

<b>Sec</b> Lot 29	<b>Lot</b> 0.6000	/ 26,100 / 180X145		<b>Lot Desc</b> 0-2.9999
<b>Above Gd Fin SqFt</b> 1,520	<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> 1,520
<b>Age</b> 49	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Brick	<b>Bsmt</b> None
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>
<b>LR</b> 18 x 18	<b>B-Main</b> 2	0	<b>Water</b>	CITY
<b>DR</b> x	<b>B-Upper</b> 0	0	<b>Well Type</b>	
<b>FR</b> x	<b>B-Blw</b> 0	0	<b>Sewer</b>	City
<b>KT</b> 14 x 12	<b>B-Laundry Rm</b> Main		<b>Fuel /</b>	Electric, Baseboard
<b>BK</b> x	<b>Laundry L/W</b> x		<b>Heating</b>	
<b>DN</b> x	<b>AMENITIES</b>	1st Bdrm En Suite, Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Patio Covered, Patio Open, Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower		
<b>1B</b> 14 x 14			<b>Cooling</b>	None
<b>2B</b> 12 x 12			<b>Water Soft-Owned</b>	No
<b>3B</b> 12 x 12	<b>Garage</b> 2.0	/ Attached	<b>Water Soft-Rented</b>	No
<b>4B</b> x	<b>Outbuilding 1</b> Shed	10 x 14	<b>Alarm Sys-Sec</b>	No
<b>5B</b> x	<b>Outbuilding 2</b> Shed	10 x 12 120	<b>Alarm Sys-Rent</b>	No
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>Garden Tub</b>	No
<b>LF</b> x	<b>Other Fees</b>		<b>Jet Tub</b>	No
<b>EX</b> 16 x 16	<b>Restrictions</b>		<b>Pool</b>	No
			<b>Pool Type</b>	
			<b>SALE INCLUDES</b>	Refrigerator, Range-Electric

<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	<b>Lic #</b> AC31300015	<b>Auction Date</b> 5/21/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,815.64	<b>Exemption</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2024	<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> 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>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 5/1/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 9/30/2024	<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 by garage	<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>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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 CHAD METZGER CAL, CAGA

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**Average Utilities**

	Company	Average Amount
Gas		\$
Electric	<i>Duke</i>	\$ 125-150 / Month
Water	<i>Town of N. Manchester</i>	\$ 100. <sup>00</sup>
Other		\$
HOA		\$

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to 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)**

85-03-31-204-024.000-002

NORDMAN MERRITT H & MARJ

1003 N CHARLIE ST

510, 1 Family Dwell - Platted Lot

NORTHCREST

1/2

General Information

Parcel Number 85-03-31-204-024.000-002
Local Parcel Number 0110131000

Tax ID:

Routing Number 2H.19

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002) NORTH MANCHESTER TOWN
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8502524-002 NORTHCREST
Section/Plat 31
Location Address (1) 1003 N CHARLIE ST 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 Wednesday, April 10, 2024
Review Group 2023

Ownership

NORDMAN MERRITT H & MARJORIE
1003 CHARLIE St
NORTH MANCHESTER, IN 46962

Legal

NORTHCREST LOTS 2 & 9 DITCH 562



Transfer of Ownership

Date 01/01/1900 Owner NORDMAN MERRITT Doc ID Code Book/Page Adj Sale Price V/I

Res

Valuation Records

Table with 6 columns (Assessment Year 2024-2020) and 6 rows (Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 145', CI 90' X 145')

Table with 15 columns (Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value)

Notes

8/12/2022 RP: Reassessment Packet 2023

Land Computations

Table with 2 columns (Category, Value) listing various land metrics like Calculated Acreage, Actual Frontage, etc.



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1520 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
Patio, Concrete	24	\$200
Canopy, Roof Extension	24	\$600
Porch, Open Frame	256	\$9,000

**Plumbing**

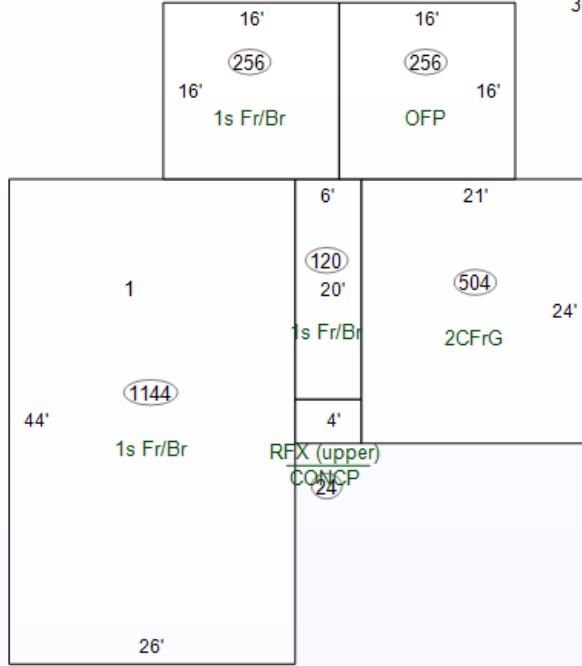
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1520	1520	\$106,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$106,400

**Adjustments** 1 Row Type Adj. x 1.00 \$106,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$108,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,800	\$117,800
Garages (+) 504 sqft	\$15,200	\$133,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87

**Replacement Cost** \$115,710

**Summary of Improvements**

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	2/6 Maso	C	1975	1990	34	G		0.87		1,520 sqft	\$115,710	24%	\$87,940	0%	100%	1.300	1.000	100.00	0.00	0.00	\$114,300
2: Utility Shed R 01	1		D	1999	1999	25	A	\$21.43	0.87	\$14.92	10'x14'	\$2,088	55%	\$940	50%	100%	1.000	1.000	100.00	0.00	0.00	\$500
3: Utility Shed R 01	1		D	1989	1989	35	F	\$21.97	0.87	\$15.29	10'x12'	\$1,835	70%	\$550	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300

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