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REAL ESTATE AUCTION TERMS

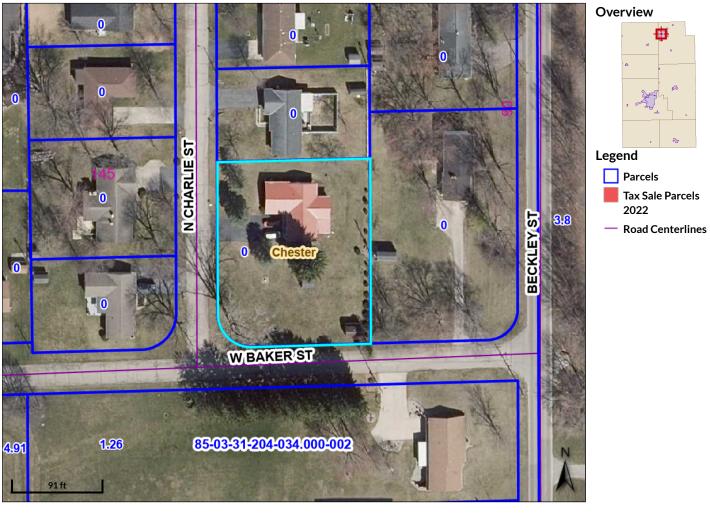
Brick Ranch with Sunroom in a Quiet Neighborhood!

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



Beacon[™] Wabash County, IN



Parcel ID 85-03-31-204-024.000-002 Alternate ID n/a **Owner Address** NORDMAN MERRITT H & MARJORIE 31-30-07 Sec/Twp/Rng Class One Family Dwelling Platted 1003 CHARLIE ST Property Address 1003 N CHARLIE ST Acreage NORTH MANCHESTER, IN 46962 n/a NORTH MANCHESTER District N MANCHESTER **Brief Tax Description** 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

Developed by Schneider

🚱 🖸 🖽 🖸 📾 🛄 🛋 🛄 🖬 Residential Agent Full Detail Report

Schedule a Showing

Property Type RESIDENTIAL	Status Active		CDO 0 DOM 0	Auction Yes
MLS # 202414886	1003 N Charlie Street	North Manchester	IN 46962	LP \$0
	Area Wabash County	Parcel ID 85-03-31-204-024.000-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3 F Baths 2	H Baths 0
	Township Chester	Style One Story	REO No Short Sale	e No
	School District MCS	Elem Manchester JrH M	anchester Srl-	Manchester
	Legal Description NORTH	REST LOTS 2 & 9 DITCH 562		
	Directions From SR 13, head s	outh on Beckley St. then west on Baker St. Prope	rty is on the corner of Baker & C	harlie.
	Inside City Y City	Zoning R1 County Zoning	Zoning Description	

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

Sec Lot 29 Lot	0.6000 / 26	,100 / 180X145	Lot Desc 0-2.9999	
Above Gd Fin SqFt 1,5	20 Above Gd Unfin SqFt	0 Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,520 Year Built 1975
Age 49 New Const	No Date Complete	Ext Brick	Bsmt None	# 6
Room Dimensions	Baths Full Hal	Water CITY	Basement Material	
RM DIM LV	B-Main 2 0	Well Type	Dryer Hookup Gas N	o Fireplace No
LR 18 x 18	B-Upper 0 0	Sewer City	Dryer Hookup Elec Y	es Guest Qtrs No
DR x	B-Blw 0 0	Fuel / Electric, Basebo	ard Dryer Hookup G/E N	o Split Firpin No
FR x	Laundry Rm Main	Heating	Disposal N	o Ceiling Fan Yes
KT 14 x 12	Laundry L/W X	Cooling None	Water Soft-Owned N	o Skylight No
BK x		Suite, Ceiling Fan(s), Dryer He	ook Water Soft-Rented N	o ADA Features No
DN x		Patio Covered, Patio Open,	Alarm Sys-Sec N	o Fence
1B 14 x 14	Range/Oven Hook Up Elec	, Stand Up Shower, Tub/Show	Alarm Sys-Rent N	o Golf Course No
2B 12 x 12			Garden Tub N	o Nr Wikg Trails No
3B 12 x 12	Garage 2.0 / At	tached / 21 x 24 / 504	^{1.00} Jet Tub N	o Garage Y/N Yes
4B x	Outbuilding 1 Shed	10 x 14	Pool N	Off Street Pk
5B x	Outbuilding 2 Shed	10 x 12 120	Pool Type	
RR x	Assn Dues	Frequency Not Applicable	SALE INCLUDES Ref	igerator, Range-Electric
LF x	Other Fees			
EX 16 x 16	Restrictions			
Water Access	Wtr Name		Water Frontage	Channel
Water Features			Water Type	Lake Type
Auctioneer Name Chad	Metzger	Lic # AC31300015 Auct	on Date 5/21/2024 Time 6 pr	n Location Online Only: bidmetzger.com
Financing: Existing	-	Proposed		Excluded Party None
Annual Taxes \$2,815.64	Exemption Homestead	, Supplemental Ye	ar Taxes Payable 2024	Assessed Value
Possession at closing			-	
List Office Metzger Pro	perty Services, LLC - Off: 26	0-982-0238 List Ager	t Chad Metzger - Cell: 260-98	2-9050
Agent E-mail chad@r	metzgerauction.com	List Ager	t - User Code UP388053395	List Team
Co-List Office	-	Co-List A	gent	
Showing Instr Showing	gtime or Open House			
•	Start Showing Date	Exp Date 9/30/2024	Owner/Seller a Real Estate Lice	nsee No Agent/Owner Related No
Contract Type Exclusive	Right to Sell Buyer B	roker Comp. 2.0%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox	Type Mechanical/Combo	Lockbox Location front door by	garage Type of Sale
Pending Date	Closing	Date Se	ling Price	How Sold
Ttl Concessions Paid	Sold/Co	ncession Remarks		Conc Paid By
		Sell Agent		Sell Team
Sell Office				
Co-Sell Office		Co-Sell Agent		

Presented Chad Metzger - Cell: 260-982-9050

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

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	Darke	\$ 125- (50) Month
Water	Com of N. Manchester	\$ 100.2
Other		\$
ноа		\$

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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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

85-03-31-204-024.000-002	NORDMAN MERRITT H & MARJ	1003 N CH	IARLIE ST	510, 1 Family	v Dwell - Pla	tted Lot	
General Information	Ownership		Trans	fer of Ownership)		
Parcel Number	NORDMAN MERRITT H & MARJORIE	Date	Owner	Doc ID Code	Book/Page	Adj Sale Price	V/I
85-03-31-204-024.000-002	1003 CHARLIE St	01/01/1900	NORDMAN MERRITT	WD	1		1

Local Parcel Number

F F

F

F

Tax ID:

0110131000

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 Location Address (1) 1003 N CHARLIE ST NORTH MANCHESTER, IN 46962 Pricing Soil Land Act Adj. Ext. Infl. Market Metho Cap 1 Cap 2 Size Factor Rate Cap 3 Zoning ID Value Factor Туре Front. Rate % d

0.99

0.99

\$200

\$200

31

Lot

Market Model

N/A

Subdivision

Characteristics				
Topography Level	Flood Hazard			
Public Utilities All	ERA			
Streets or Roads Paved	TIF			
Martin Internet and 11 Mar	O			

Neighborhood Life Cycle Stage

Static Printed Wednesday, April 10, 2024

Review Group 2023

Collector 08/02/2022 JS

\$198

\$198

\$17,820

\$17,820 -20%

-20%

1.0000 100.00

1.0000 100.00

0.00

0.00

0.00

0.00

Appraiser 08/02/2022 JS

2000		
96,700		
96,100	Land Computations	
\$0	Calculated Acreage	0.60
\$600	Actual Frontage	180
	Developer Discount	
Value	Parcel Acreage	0.00
Value	81 Legal Drain NV	0.00
\$14,260	82 Public Roads NV	0.00
\$14,260	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 / Classifed Value	\$0
	Homesite(s) Value	\$0
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$28,500
	CAP 2 Value	\$0
	CAP 3 Value	\$0
	Total Value	\$28,500

			Res	;	
	Valı	uation Records			
Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	GenReval	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required					
Land	\$28,500	\$28,500	\$24,900	\$24,900	\$24,900
Land Res (1)	\$28,500	\$28,500	\$24,900	\$24,900	\$24,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$115,100	\$112,000	\$100,400	\$87,600	\$71,800
Imp Res (1)	\$115,100	\$111,200	\$99,600	\$87,000	\$71,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$800	\$800	\$600	\$600
Total	\$143,600	\$140,500	\$125,300	\$112,500	\$96,700
Total Res (1)	\$143,600	\$139,700	\$124,500	\$111,900	\$96,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$800	\$800	\$600	\$600

NORTH MANCHESTER, IN 46962

90

90

90x145

90x145

NORTHCREST

Notes

8/12/2022 RP: Reassessment Packet

2023

1/2

Height type Built fear Age to Rate Dep Value Obs 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 10.00 0.00 0.00 \$	SupancySingle-Family#TFcriptionSingle-Family R 01Full Bath1319215201520\$	
Description Single-Family R.01 Full Bath 1 3 Story Height N/A Kitchen Sinks 1 1 2 1 2 1520 \$1520	cription Single-Family R 01 Full Bath 1 3 16' 16' 3 1 92 1520 1520 \$	
Story Height 1 Hift Bath 1 2 Style Nik 1 1 2 Finished Area 1520 sth Add Fixtures 0 0 Earth Tile Stab Addets 1 <td< th=""><th>16'</th><th>106,400</th></td<>	16'	106,400
Story Height I Haif Bath 1 2 Story Height N/M Kitchen Sinks 1 1 2 3 4 1 </td <td></td> <td></td>		
Area 150 start 1 16 200 3 Make Vatar Heaters 1 16 200 16 3 Make Vatar Heaters 1 16 200 16 14 14 Earth Title Accommodations 3 13 16 207 34 Sub 2 Carpet Accommodations 3 1 10 20 34 Wood Other Living Rooms 0 1 1 100 27 34 Paneling Other Heat Type Total Rooms 6 27 34 Attic Best Paneling Other Heat Type Central Warm Air 1 5 Fr/Br 2/Fis Fr/Br 2/Fis Fr/Br 36 500 Description Area Value Accommodations 6 2/Fis Fr/Br 2/Fis Fr/Br 2/Fis Fr/Br 2/Fis Fr/Br 36 Description Central Warm Air Eart Type Centr/Fis Fif Br		
Make Add Fixtures 0 1 1s Fr/Br OFP 1/4 1/2 Earth Total 4 7		
Floor Finisis Total 4 7 Earth Tile Accommodations Sub & Joist Unfinished Bedrooms 3 Wood Other Living Rooms 0 Parquet Dining Rooms 0 Paneling Other Heat Type FiledroOrywall Unfinished 44' Paneling Other Heat Type Einerboard Central Warm Air Built-Up ViMetal Asphat Paneling Other Wood Shingle Other Paneling Other Stabic Concrete 24 Specialty Plumbing 26'' Parkiton 26'' Specialty Plumbing Description Parket 256'' Specialty Plumbing Description Caroy. Roof Extension 24'' Specialty Plumbing Description Description Story Constr Grade \$100'' Story Constr Traine 256'' \$9.800'' Descri		
Earth Ibit Courtet Accommodations Stab Carpet Accommodations 344 Stab & Joist Unfinished Bodrooms 3 Parquet Dining Rooms 0 1 20 500 344 Wood Other Living Rooms 0 1 20 500 344 Parquet Parquet Fille Rooms 0 1 20 500 Siab Carwid Siab Plaster/Dywall Other Heat Type Total Base Adjustments 1 Row Type Adj. x 1.00 Unfin int (-) Ex Liv Units (+) Ree Room (+) Lott (+) Fielplace (+) No Heating (-) AC (+) AC (+) <td>Add Fixtures 0 0 1/4</td> <td></td>	Add Fixtures 0 0 1/4	
Stab Carpet Accommodations Sub & Joist Onfinished Sub & Joist Onfinished Parquet Dining Rooms 0 Vall Finish Total Base Vall Finish Total Base Paneling Other Paneling Other Built-Up // Metal Asphalt Stab Carvet Built-Up // Metal Asphalt Stab Carvet Built-Up // Metal Asphalt Stab Carvet Stab Stab <td></td> <td></td>		
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Plaster/Drywall Unfinished It Kow Type Adj. x 1.00 Paneling Other Heat Type Fiberboard Central Warm Air Built-Up Metal Asphatt Slate Built-Up Metal Asphatt Built-Up Metal Asphatt Built-Up Metal Asphatt Built-Up Metal Slate Other Tile 26' No Heating(-) No Heating(-) No Heating(-) No Elec (-) Plumbing (+ -) Patho, Concrete 24 Specialty Plumbing Description Concrete 24 Specialty Plumbing Count Value Specialty Plumbing Description Count Value Specialty Plumbing Description Count Value Value Sub-Total, 1 Units Evalue Sub-Total, 1 Units <tr< td=""><td></td><td>al Base \$106,</td></tr<>		al Base \$106,
Paneling Other Heat Type Fiberboard Central Warm Air Built-Up Metal Asphalt Slate Tile Built-Up Metal Asphalt Slate Tole Pato, Concrete 24 \$200 Spec Rlumbig Plumbing (r)- Tole Tole Porch, Open Frame 256 \$9,000 Specription Count Value Value Sub-Total, One Unit Exterior Features (+) \$9,800 Garages (+) 504 sqft \$15,200 Quality and Design Factor (Grade) Location Hultiplier Location Hultiplier Stop Count Value		. x 1.00 \$106,
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Image: Problem of Central Warm Air Central Warm	Paneling Other Heat Type 44 4 4 4 Ex Liv Livis (+)	
Roofing Loft (+)	iberboard Central Warm Air RFX (upper)	
Built-Up Metal Asphalt Slate Tile Site Fireplace (+) No Heating (-) No Heating (
Built of point in point point in point point in point point in point in point in point i		
Image:		
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Canopy, Roof Extension 24 \$600 Porch, Open Frame 256 \$9,000 Description Count Value Elevator (+) Sub-Total, 1 Units Sub-Total, 1 Un	o, Concrete 24 \$200 Spec Plumb (+)	
Porch, Open Frame 256 \$9,000 Description Count Value Sub-Total, 1 Units Sub-Total, 1 Units Exterior Features (+) \$9,800 <td>opy, Roof Extension 24 \$600 Specialty Plumbing Elevator (+)</td> <td></td>	opy, Roof Extension 24 \$600 Specialty Plumbing Elevator (+)	
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Adj Adj Size RCN Adj Remain. Abn Mrkt Cap 1 Cap 2 Cap 3 Image 1 Cap 3 Cap 3 </td <td></td> <td></td>		
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	neight type built teat Age nu kate kate bep value obs	
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		, . ,

\$1,835

70%

\$550 50% 100% 1.000 1.000 100.00

10'x12'

3: Utility Shed R 01

1

D 1989 1989

35 F

\$21.97

0.87 \$15.29

0.00

0.00

\$300

... Generation after Generation



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