

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202036611	205 Front Street	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-03-32-304-099.000-002	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
Location City/Town/Suburb, Near	Style One and Half Story	REO No	Short Sale No	
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
Legal Description OP LOT 56				
Directions From SR 114, head North on Front Street. Property will be on the East side of Road, corner of Front Street and 3rd Street.				
Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	



Remarks 1.5 Story Home with in-ground pool and Large Detached Garage with an Upstairs Apartment is going to Auction on Sunday, September 27, 2020 at 1:00 pm! This home features 3 Bedrooms, 1 Bath, Large Living Room/Dining Room Area and an Eat-In Kitchen. Home has newer furnace and water heater. Enjoy the hot, summer days cooling off in the In-Ground Pool! This property also has a Detached Garage with 3 overhead garage doors, workshop area, pool/game room and a full upstairs apartment! Apartment features 2 bedrooms, living room, kitchen & even attic storage! Great Opportunity for an Income Producing Property! Open House Thursday, September 17, 2020 at 5:30-6:00 pm.

Agent Remarks 24 hour notice for showings! Auction 9.27.20 at 1:00 pm at the property. Open House 9.17.20 at 5:30-6pm. Terms: \$1000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 56	Lot Ac/SF/Dim 0.2793 / 12,168 / 78 x 156	Src N	Lot Des Corner, Level, 0-2.9999		
Township Chester	Abv Gd Fin SqFt 1,744	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 174	Ttl Fin SqFt 1,744	Year Built 1900
Age 120 New No	Date Complete	Ext Aluminum,	Fndtn Crawl, Partial Basement, Unfinished		# Rooms 6
Room Dimensions	Baths Full Half	Water CITY	Basement Material Block		
DIM L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace	No
LR 20 x 18 M	B-Upper 0 0	Fuel Forced Air	Dryer Hookup Elec Yes	Guest Qtrs	Yes
DR 14 x 14 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	Yes
FR x		Cooling Central Air	Disposal No	Ceiling Fan	Yes
KT 15 x 12 M	Laundry Rm Main	6 x 4	Water Soft-Owned No	Skylight	No
BK x	AMENITIES Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up		Water Soft-Rented No	ADA Features	No
DN x	Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener,		Alarm Sys-Sec No	Fence	Wood
MB 14 x 12 M	Guest Quarters, Patio Open, Porch Covered, Range/Oven Hook		Alarm Sys-Rent No	Golf Course	No
2B 12 x 12 U	Garage 3.0 / Detached	/ 48 x 48 / 2,304.00	Garden Tub No	Nr Wlkg Trails	No
3B 12 x 12 U	Outbuilding None	x	Jet Tub No	Garage Y/N	Yes
4B x	Outbuilding	x	Pool Yes	Off Street Pk	Yes
5B x	Assn Dues	Not Applicable	Pool Type Below Ground	SALE INCLUDES No Appliances Included, Water Heater Gas	
RR x	Other Fees				
LF x	Restrictions				
EX x	Water Access	Wtr Name			

WtrType	Wtr Frtg	Channel Frtg			
Water Features	Lake Type				
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing	Proposed		Excluded Party None		
Annual Taxes \$544.72	Exemptions Homestead, Mortgage,	Year Taxes Payable 2020	Assessed Value		
Is Owner/Seller a Real Estate Licensee No					
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050				
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395				
Co-List Office					
Co-List Agent					
Showing Instr Showing time or Open House -- 24 hours notice needed for showings.					
List Date 9/11/2020	Exp Date 1/31/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Vari.Rate No	Special List Cond. None	
Virtual Tours:					
Lockbox Type MECH		Lockbox Location Garage Door	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 0	
Ttl Concessions Paid					
Sold/Concession Remarks					
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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