


Listings as of 11/04/2020

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes	
<b>MLS #</b> 202044555	710 Bond Street	North Manchester	IN 46962	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-32-402-069.000-002	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> City/Town/Suburb, Near	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> MCS Elem	Manchester	<b>JrH</b> Manchester	<b>SrH</b> Manchester	
	<b>Legal Description</b> LINCOLN S 65' LOT 5				
	<b>Directions</b> From SR 13, Turn East on 9th Street. Then turn South on Bond Street. Property will be on West side of road.				
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** Move-In Ready 3 Bedroom, 2 Bath Home with Basement is Going to Auction On Tuesday, November 24 at 5:30pm! This home features 3 Bedrooms, 2 Full Baths, Partially Finished Basement and an Oversized 1-Car Attached Garage with plenty of Extra Storage Space! Great location within walking distance to Manchester University! Come See For Yourself: OPEN HOUSE: November 17, 2020, 4:30-5:30pm

**Agent Remarks** Auction: Tuesday, 11.24.20 at 5:30 PM Open House: Tuesday, 11.17.20 at 4:30-5:30 PM TERMS: \$1,000.00 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.

<b>Sec</b> Lot 5	<b>Lot Ac/SF/Dim</b> 0.1985 / 8,645 / 135 x 65	<b>Src N</b>	<b>Lot Des</b> 0-2.9999
<b>Township</b> Chester	<b>Abv Gd Fin SqFt</b> 2,056	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 672
<b>Age</b> 69	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> PUBL	<b>Basement Material</b> Block
<b>LR</b> 18 x 13	<b>B-Main</b> 2 0	<b>Sewer</b> Public	<b>Dryer Hookup Gas</b> No
<b>DR</b> x	<b>B-Upper</b> 0 0	<b>Fuel</b> Gas, Forced Air	<b>Dryer Hookup Elec</b> Yes
<b>FR</b> x	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No
<b>KT</b> 13 x 12	<b>Laundry Rm</b> Basement	<b>Cooling</b> Window	<b>Disposal</b> No
<b>BK</b> x	<b>AMENITIES</b> Antenna, Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Covered, Porch Open, Range/Oven Hook Up Elec, Stand Up Shower, Tub	<b>Water Soft-Owned</b> No	<b>Dryer Hookup Gas/Elec</b> No
<b>DN</b> x		<b>Water Soft-Rented</b> No	<b>Fireplace</b> No
<b>MB</b> 11 x 9		<b>Alarm Sys-Sec</b> No	<b>Guest Qtrs</b> No
<b>2B</b> 12 x 11	<b>Garage</b> 1.0 / Attached / 24 x 18 / 432.00	<b>Alarm Sys-Rent</b> No	<b>Split FlrPln</b> No
<b>3B</b> 15 x 11	<b>Outbuilding</b> None	<b>Garden Tub</b> No	<b>Ceiling Fan</b> Yes
<b>4B</b> x	<b>Outbuilding</b> x	<b>Jet Tub</b> No	<b>Skylight</b> No
<b>5B</b> x	<b>Assn Dues</b> Not Applicable	<b>Pool</b> No	<b>ADA Features</b> No
<b>RR</b> 18 x 15	<b>Other Fees</b>	<b>Pool Type</b>	<b>Fence</b> No
<b>LF</b> x	<b>Restrictions</b>	<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric	<b>Golf Course</b> No
<b>EX</b> x	<b>Water Access</b>		<b>Nr Wlkg Trails</b> No
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Wtr Name</b>	<b>Garage Y/N</b> Yes
<b>Water Features</b>			<b>Off Street Pk</b> Yes
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Gary Spangle	<b>Auctioneer License #</b> AC31300015	
<b>Owner Name</b>			
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$1,242.00	<b>Exemptions</b>	<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> At Closing	
<b>List Office</b> Metzger Property Services, LLC - office: 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>Co-List Office</b> Metzger Property Services, LLC		<b>Co-List Agent</b> Gary Spangle - Cell: 574-551-1768	
<b>Showing Instr</b> Showing time or Open House			
<b>List Date</b> 11/4/2020	<b>Exp Date</b> 3/31/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Vari.Rate</b> No
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<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>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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