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**260-982-0238**

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

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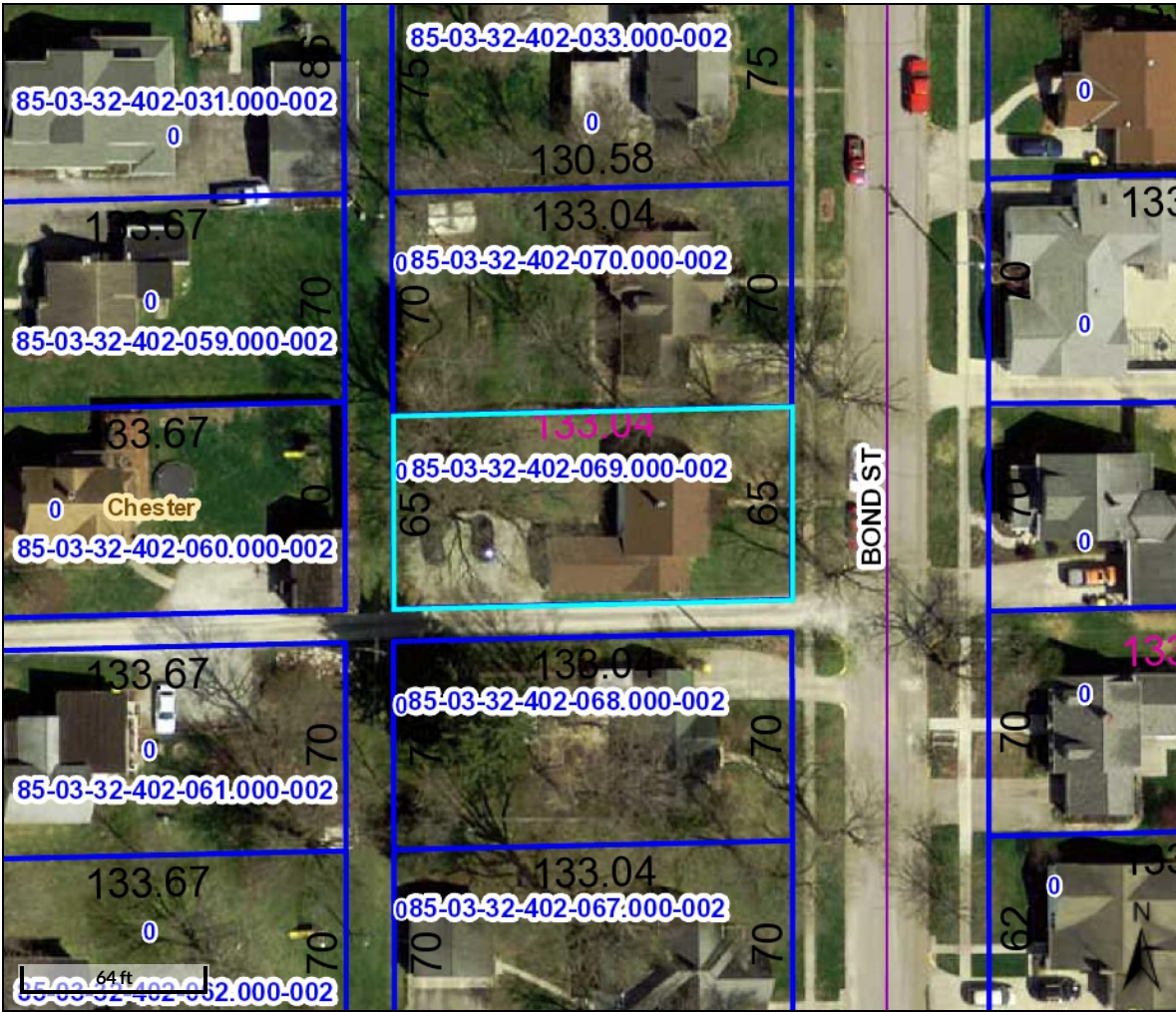
<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes	
<b>MLS #</b> 202044555	710 Bond Street	North Manchester	IN 46962	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-32-402-069.000-002	<b>Type</b> Site-Built Home		
	<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

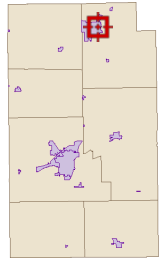
**Agent Remarks** Auction: Tuesday, 11.24.20 at 5:30 PM Open House: Tuesday, 11.17.20 at 4:30-5:30 PM TERMS: \$1,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & 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>Wtr Name</b>	<b>Nr Wlkg Trails</b> No
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>Garage Y/N</b> Yes
<b>Water Features</b>		<b>Lake Type</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:</b> Existing	<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		
	Information is deemed reliable but not guaranteed.		
	MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC		
	Featured properties may not be listed by the office/agent presenting this brochure.		



**Overview**



**Legend**

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

<b>Parcel ID</b>	85-03-32-402-069.000-002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HICKS JACKM
<b>Sec/Twp/Rng</b>	32-30-07	<b>Class</b>	One Family Dwelling Platted		3678 S 700 E
<b>Property Address</b>	710 BOND ST	<b>Acreage</b>	n/a		PIERCETON, IN 46562
	NORTH MANCHESTER				
<b>District</b>	N MANCHESTER				
<b>Brief Tax Description</b>	LINCOLN S 65' LOT 5				
	(Note: Not to be used on legal documents)				

Date created: 10/30/2020  
 Last Data Uploaded: 10/30/2020 12:03:20 AM



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R/1293)

Date (month, day, year)  
**10/30/2020**

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, ZIP code) **710 Bond St., North Manchester, IN 47162**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer			<input checked="" type="checkbox"/>		Septic Field/Bed	<input checked="" type="checkbox"/>				
Clothes Washer			<input checked="" type="checkbox"/>		Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher			<input checked="" type="checkbox"/>		Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer	<input checked="" type="checkbox"/>				Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood			<input checked="" type="checkbox"/>		Water Heater/Electric			<input checked="" type="checkbox"/>		
Microwave Oven			<input checked="" type="checkbox"/>		Water Heater/Gas	<input checked="" type="checkbox"/>				
Oven			<input checked="" type="checkbox"/>		Water Heater/Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener	<input checked="" type="checkbox"/>				
Room Air Conditioner(s)			<input checked="" type="checkbox"/>		Well	<input checked="" type="checkbox"/>				
					Septic and Holding Tank/Septic Mound	<input checked="" type="checkbox"/>				
Trash Compactor	<input checked="" type="checkbox"/>				Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
TV Antenna/Dish				<input checked="" type="checkbox"/>	Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
Other:								Yes	No	Do Not Know
					Are the improvements connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the improvements connected to a public sewer system?			<input checked="" type="checkbox"/>		
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
B. ELECTRICAL SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning	<input checked="" type="checkbox"/>				
Ceiling Fan(s)			<input checked="" type="checkbox"/>		Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener Controls			<input checked="" type="checkbox"/>		Furnace Heat/Gas			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks/Jacks				<input checked="" type="checkbox"/>	Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke/Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner			<input checked="" type="checkbox"/>		
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier	<input checked="" type="checkbox"/>				
60/100/200 Amp Service (Circle one)					Propane Tank	<input checked="" type="checkbox"/>				
					Other Heating Source	<input checked="" type="checkbox"/>				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property that would significantly impair the health or safety of future occupants of the property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: **Jackie Duke** Date: **10.30.20** Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Signature of Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Property Address (number and street, city, state, ZIP code)

710 BOND St., North Manchester, IN 469102

2. ROOF				4. OTHER DISCLOSURES		
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	
		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
Age, if known: _____ Years					<input checked="" type="checkbox"/>	
Does the roof leak?				<input checked="" type="checkbox"/>		
Is there present damage to the roof?				<input checked="" type="checkbox"/>		
Is there more than one roof on the house?					<input checked="" type="checkbox"/>	
If so, how many layers? _____					<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS				4. OTHER DISCLOSURES		
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	
	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			Is the access to your property via a private road?			
Explain:			Is the access to your property via a public road?			
			<input checked="" type="checkbox"/>			
				<input checked="" type="checkbox"/>		
			Is access to your property via an easement?			
					<input checked="" type="checkbox"/>	
			Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
					<input checked="" type="checkbox"/>	
			Are there any structural problems with the building?			
				<input checked="" type="checkbox"/>		
			Have any substantial additions or alterations been made without a required building permit?			
					<input checked="" type="checkbox"/>	
			Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
					<input checked="" type="checkbox"/>	
			Is there any damage due to wind, flood, termites, or rodents?			
				<input checked="" type="checkbox"/>		
			Have any improvements been treated for wood destroying insects?			
				<input checked="" type="checkbox"/>		
			Are the furnace/woodstove/chimney/flue all in working order?			
			<input checked="" type="checkbox"/>			
			Is the property in a flood plain?			
				<input checked="" type="checkbox"/>		
			Do you currently pay flood insurance?			
				<input checked="" type="checkbox"/>		
			Does the property contain underground storage tank(s)?			
				<input checked="" type="checkbox"/>		
			Is the homeowner a licensed real estate salesperson or broker?			
				<input checked="" type="checkbox"/>		
			Is there any threatened or existing litigation regarding the property?			
				<input checked="" type="checkbox"/>		
			Is the property subject to covenants, conditions, and/or restrictions of a homeowner's association?			
				<input checked="" type="checkbox"/>		
			Is the property located within one (1) mile of an airport?			
				<input checked="" type="checkbox"/>		

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary).

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below:

Signature of Seller: <i>Jack Matich</i>	Date: <i>10-30-20</i>	Signature of Buyer:	Date:
Signature of Seller:	Date:	Signature of Buyer:	Date:

The seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller:	Date:	Signature of Seller:	Date:
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**Metzger** PROPERTY SERVICES, LLC  
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**Average Utilities**

	Company	Average Amount
Gas	NipSCO	\$
Electric	Duke	\$
Water	Town of N. Manchester	\$ 24.95 Base
TRASH & Other	sewer Town of N Manchester	\$ 24.95 sewer Base
HOA		\$

*...Generation after Generation*



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