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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

3-4 Bedroom Home with Detached Garage & Wrap-Around Porch!

This property will be offered at Online Only Auction on Wednesday, November 22, 2023 -- 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 \$3,000 down the day of the auction with the balance 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 22, 2023. Possession will be at closing. Taxes will be prorated to the date of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,153.50. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, November 22, 2023

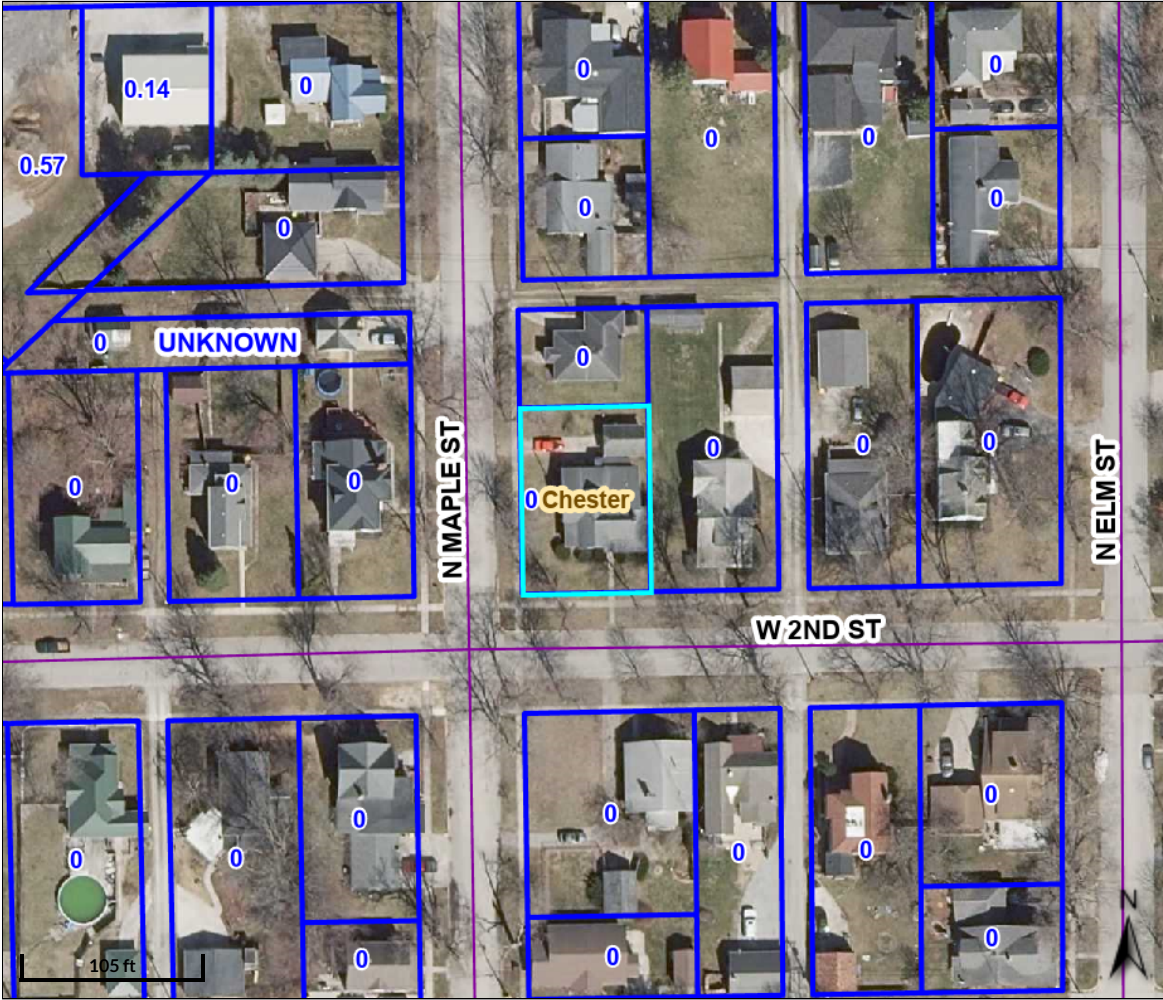
Bidding begins closing out at 6 pm!

308 W. 2nd St., North Manchester, IN 46962

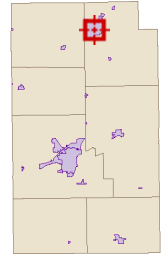
Chester Township • Wabash County

Auction Manager: Tiffany Reimer 260.571.7910

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



Overview




Legend

- Parcels
- Tax Sale Parcels
- Road Centerlines

Parcel ID	85-07-05-102-006.000-002	Alternate ID	n/a	Owner Address	SMITH HERMAN & NORMA J
Sec/Twp/Rng	05-29-07	Class	One Family Dwelling Platted		308 W 2ND ST
Property Address	308 W 2ND ST	Acreeage	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	N MANCHESTER				
Brief Tax Description	HENNEYS 2ND EXC N 54' 28 11B723				
	(Note: Not to be used on legal documents)				

Date created: 9/21/2023
 Last Data Uploaded: 9/20/2023 11:25:00 PM

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202339066	308 W 2nd Street	North Manchester	IN 46962	LP \$0
	Area Wabash County	Parcel ID 85-07-05-102-006.000-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Chester	Style One and Half Story	REO No	H Baths 0
	School District MCS	Elem Manchester	JrH Manchester	SrH Manchester
Legal Description HENNEYS 2ND EXC N 54' 28 11B723				
Directions From Main St., head north on Maple St. Property is on the northeast corner of Maple & 2nd St.				
Inside City	Y	City Zoning OTH	County Zoning	Zoning Description RU

Remarks 3-4 Bedroom Home with Detached Garage & Wrap-Around Porch is going to online auction on Wednesday, November 22 at 6 pm! This home features 3-4 bedrooms, Potential Office Area, Living Room that opens to the formal dining room and two full bathrooms. Laundry room is tucked inside one of the bathrooms and an enclosed back porch adds additional storage. This home boasts original, carved woodwork, clawfoot tub, a brick fireplace and a large wrap-around porch, perfect for enjoying a peaceful evening. This estate property would be a great starter home, fixer upper or potential rental! Open House: Sunday, Nov. 12 from 1-2 pm.

Agent Remarks Online Estate Auction: Wednesday, November 22 at 6 pm. Open House: Sunday, Nov. 12 from 1-2 pm TERMS: \$3,000 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 showing they attend including

Sec	Lot	Lot	0.1600	/	7,140	/	70X102	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,396	Above Gd Unfin SqFt	732	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	183	Ttl Fin SqFt	1,396	Year Built	1920		
Age	103	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Crawl, Partial Basement	#	11		
Room Dimensions		Baths		Full		Hal		Water	CITY	Basement Material	Block, Stone		
RM DIM	LV	B-Main	2	0		Well Type		Dryer Hookup Gas	No	Fireplace	Yes		
LR	15 x 12	B-Upper	0	0		Sewer	City	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 15	B-Blw	0	0		Fuel /	Gas	Dryer Hookup G/E	No	Split FlrPln	Yes		
FR	18 x 15	Laundry Rm	Main			Heating		Disposal	No	Ceiling Fan	No		
KT	10 x 8	Laundry L/W	x			Cooling	Window	Water Soft-Owned	No	Skylight	No		
BK	x	AMENITIES Ceiling-9+, Ceilings-Beamed, Dryer Hook Up						Water Soft-Rented	No	ADA Features	No		
DN	x	Electric, Foyer Entry, Landscaped, Natural Woodwork, Porch						Alarm Sys-Sec	No	Fence			
1B	14 x 14	Covered, Porch Open, Range/Oven Hook Up Gas, Split Br						Alarm Sys-Rent	No	Golf Course	No		
2B	15 x 14							Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 12	U	Garage	1.0	/	Detached	/	Jet Tub	No	Garage Y/N	Yes		
4B	14 x 12	U	Outbuilding 1	None			x	Pool	No	Off Street Pk	Yes		
5B	x		Outbuilding 2				x	Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Refrigerator, Range-Gas				
LF	x		Other Fees					FIREPLACE	Living/Great Rm, Wood Burning				
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Tiffany Reimer	Lic #	AC31300015	Auction Date	10/24/2023	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,153.50	Exemption	Homestead, Supplemental	Year Taxes Payable	2023	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail	tiff@metzgerauction.com			List Agent - User Code	UP388053396	List Team	
Co-List Office				Co-List Agent			
Showing Instr	Showingtime or Open House						
List Date	10/23/2023	Start Showing Date		Exp Date	1/31/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	back door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By	
Sell Office		Sell Agent				Sell Team	
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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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**

General Information

Parcel Number 85-07-05-102-006.000-002
Local Parcel Number 0110162700

Tax ID:

Routing Number 6B.6

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002)
School Corp 8045
Neighborhood 8502512-002
Section/Plat 05
Location Address (1)
308 W 2ND ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 4, 2023

Review Group 2023

Ownership

SMITH HERMAN & NORMA J
308 W 2ND ST
NORTH MANCHESTER, IN 46962

Legal

HENNEYS 2ND EXC N 54' 28 11B723



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Notes

1/10/2023 RP: Reassessment Packet 2023

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal/UT Towers/Homesite, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$15,800.

Data Source Estimated

Collector 07/15/2022 BS

Appraiser 07/15/2022 BS

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1396 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	98	\$7,200
Porch, Open Masonry	288	\$11,200
Porch, Enclosed Frame	90	\$7,200
Patio, Concrete	180	\$1,000

Plumbing

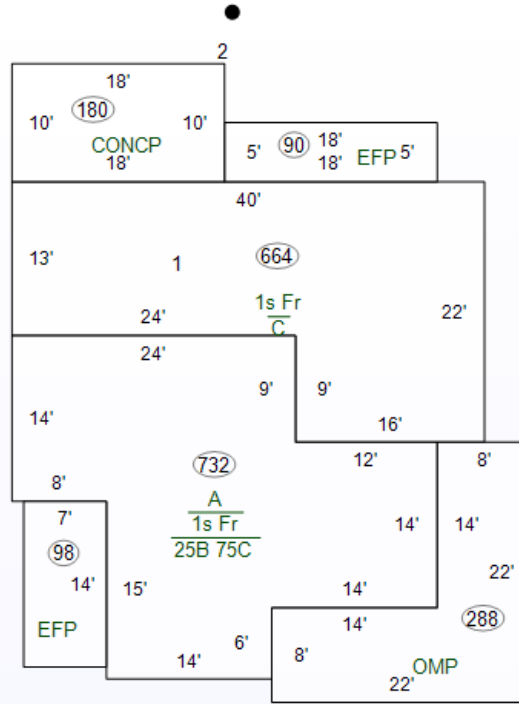
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 7

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1396	1396	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	732	0	\$5,500	
Bsmt	183	0	\$14,100	
Crawl	1213	0	\$6,500	
Slab				

	Total Base	\$124,000
Adjustments	1 Row Type Adj. x 1.00	\$124,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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	\$130,100
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	Sub-Total, 1 Units	
--	---------------------------	--

Exterior Features (+)	\$26,600	\$156,700
Garages (+) 0 sqft	\$0	\$156,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.88
Replacement Cost		\$131,001

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C-1	1920	1952	71 G		0.88		2,311 sqft	\$131,001	40%	\$78,600	0%	100%	1.340	1.0000	\$105,300
2: Detached Garage R 01	100%	1	Wood Frame	D	1930	1930	93 A	\$42.59	0.88	\$29.98	14'x20'	\$8,395	50%	\$4,200	0%	100%	1.000	1.0000	\$4,200

...Generation after Generation



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