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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Country Home with Outbuildings & Cropland on 4.42+/- Acres!

This property will be offered at Auction on Saturday, June 29, 2024 at 10 am. Bid Live In-Person or Online! 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 \$10,000 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 16, 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 \$436.72. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on 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.

Auction: Saturday, June 29, 2024 at 10 am
5196 W. 1400 N., North Manchester, IN 46962
Pleasant Township • Wabash County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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Country Homestead with Outbuildings & Cropland on 4.42+/- acres!

5196 W. 1400 N., North Manchester, IN 46962



Country Homestead & Pole Barns:

- 3700+/- sq. ft. Home
- 3 bedrooms, 2.5 baths
- 4.42+/- acres
- Open Concept Kitchen/Living Room
- Custom Cabinetry with soft-close drawers
- Loft
- Main floor laundry
- Original Hardwoods under carpet
- Metal, Dimensional Shingle Roof
- Paved Circle Driveway
- Pole Barns with Overhead Doors
- Established Fruit Trees & Garden Area
- Waterline in place for potential pasture
- Additional Tillable Acreage



Country Homestead with Outbuildings & Cropland on 4.42+/- acres!

5196 W. 1400 N., North Manchester, IN 46962



Country Homestead with Multiple Outbuildings & Cropland on 4.42+/- acres

Auction on Sat. June 29, 2024 at 10 am!

Situated on over 4 acres, this charming country home offers a serene retreat with ample space for relaxation and agricultural pursuits. Boasting 3 bedrooms, 2.5 baths, this home is a haven for those seeking a peaceful country lifestyle.

The interior of the home is designed for comfort and functionality. The open living room seamlessly flows into the kitchen, where beautiful custom cabinetry with soft-close drawers, breakfast bar, a wet/coffee bar with sink and built-ins along the wall provide additional convenience and storage. The living room features a loft that could serve as an office, playroom, or storage area, adding versatility to the living space. The main floor master bedroom and 1.5 baths on the main level ensure comfort and accessibility, with original hardwood floors awaiting discovery beneath the carpet. Upstairs, 2 large bedrooms offer privacy and comfort, while the basement boasts a spacious family room with new laminate flooring & a fireplace wired for an electric insert. The large basement also includes a full bathroom & storage rooms including one with a chute for dropping wood straight in from the back porch! Covered front & back porches complete the home, providing inviting outdoor spaces for enjoying the scenic countryside views. Metal, Shingle Roof ensures durability & longevity for years to come!

The landscaped grounds feature fruit trees including pear, apple, & cherry and a garden area, creating a bountiful outdoor environment, complemented by a paved driveway for easy access. A water line for a potential pasture ensures convenience for tending to the land, while 2 barns, one with 2 overhead doors and the other with a single overhead door, provide ample space for equipment, animals, & storage. Additionally, garden sheds offer practical storage solutions for outdoor essentials.

Furthermore, the additional tillable acreage provides a prime opportunity for agricultural expansion or income-generating potential. Bid Live In-Person or Online! Come see for yourself:

Open House: Monday, June 24th 5:30-6pm

Property Type RESIDENTIAL Status Active CDO 4 DOM 4 Auction Yes

MLS # 202419325 5196 W 1400 N North Manchester IN 46962 LP \$0



Area Wabash County Parcel ID 85-02-19-400-013.000-012 Type Site-Built Home Waterfront No
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 1
 Township Pleasant Style One and Half Story REO No Short Sale No
 School District MCS Elem Manchester JrH Manchester SrH Manchester

Legal Description S PT W3/4 SE1/4 19-30-6 4.42A DITCH 563 & 564

Directions Take State Road 15 to 1400 N. turn west, property is on the north side of the road.

Inside City N City Zoning County Zoning A2 Zoning Description

Remarks Country Homestead with Multiple Outbuildings & Cropland on 4.42+/- acres going to Auction on Sat. June 29, 2024 at 10 am! Situated on over 4 acres, this charming country home offers a serene retreat with ample space for relaxation and agricultural pursuits. Boasting 3 bedrooms, 2.5 baths, this home is a haven for those seeking a peaceful country lifestyle. The interior of the home is designed for comfort and functionality. The open living room seamlessly flows into the kitchen, where beautiful custom cabinetry with soft-close drawers, breakfast bar, a wet/coffee bar with sink and built-ins along the wall provide additional convenience and storage. The living room features a loft that could serve as an office, playroom, or storage area, adding versatility to the living space. The main floor master bedroom and 1.5 baths on the main level ensure comfort and accessibility, with original hardwood floors awaiting discovery beneath the carpet. Upstairs, 2 large bedrooms offer privacy and comfort, while the basement boasts a spacious family room with new laminate flooring & a

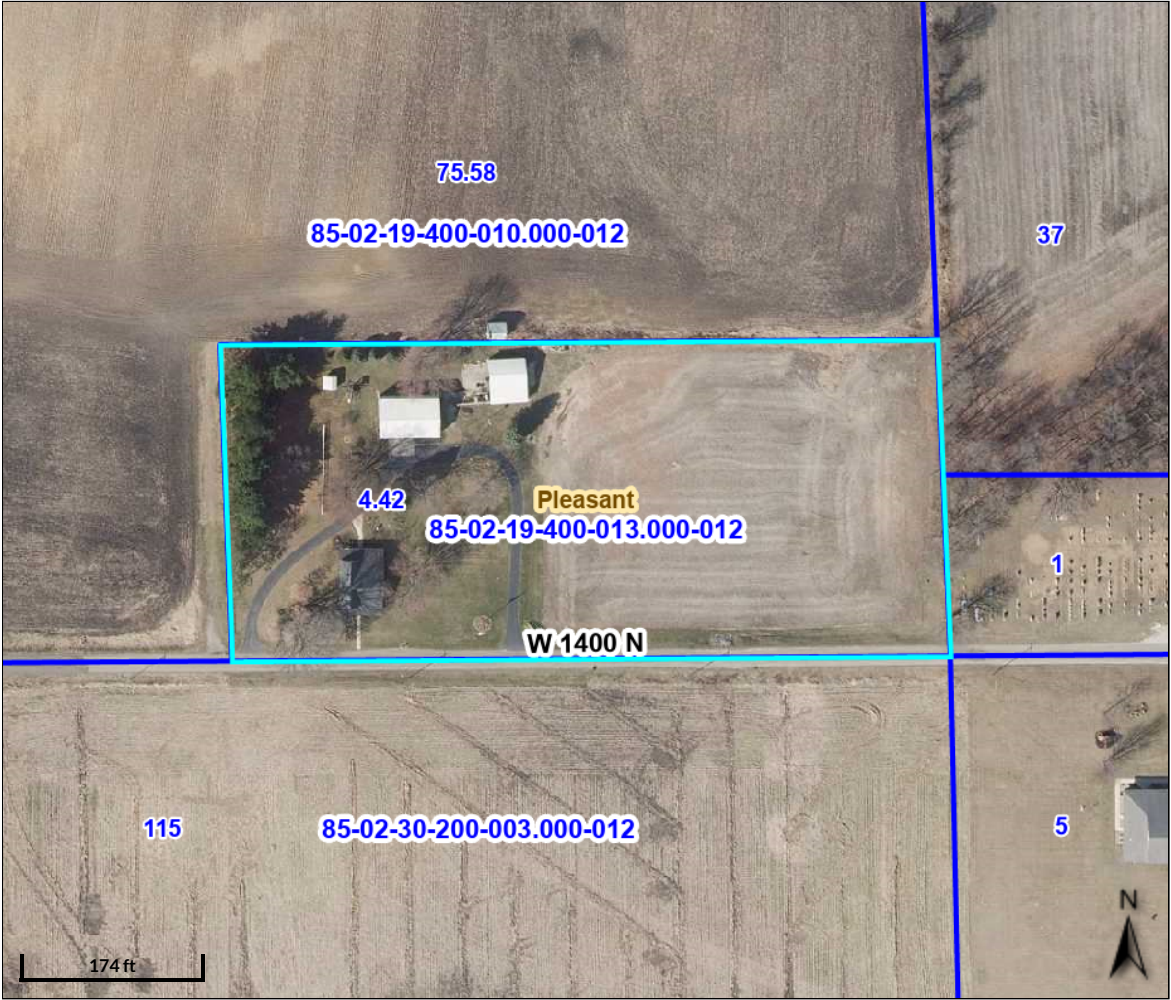
Agent Remarks Estate Auction: Sat. 6.29.24 10 am Open House: Mon. 6.24.24 5:30-6pm. Full terms in the docs section. Kitchen has a cabinet that will pull out and a dishwasher can be installed, hook ups are already in place. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	4.4200	/	192,535	/	290X660	Lot Desc	3-5.9999					
Above Gd Fin SqFt		2,066	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,634	Ttl Below Gd SqFt	1,634	Ttl Fin SqFt	3,700	Year Built	1920
Age	104	New Const	No	Date Complete			Ext	Brick, Vinyl	Bsmt	Crawl, Full Basement, Partially Finished	#	8		
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material						
	RM DIM	LV	B-Main	1	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	15 x 15		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 12		B-Blw	1	0	Fuel /	Oil, Wood,	Dryer Hookup G/E	No	Split FlrPln	Yes			
FR	15 x 20		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes			
KT	15 x 12		Laundry L/W	6 x 5		Cooling	Window	Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES Attic-Walk-up, Breakfast Bar, Built-In Bookcase,						Water Soft-Rented	No	ADA Features	No		
DN	x		Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed, Chair Rail, Dryer						Alarm Sys-Sec	No	Fence	Vinyl		
1B	15 x 12		Hook Up Electric, Eat-In Kitchen, Landscaped, Natural						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 18	U						Garden Tub	No	Nr Wlkg Trails	No			
3B	20 x 18	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding 1	Pole/Post Building	54 x 36			Pool	No	Off Street Pk	Yes			
5B	x		Outbuilding 2	Barn	16 x 32	512		Pool Type						
RR	25 x 18	L	Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Microwave, Washer, Window Treatments, Dryer					
LF	x	U	Other Fees					-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Water						
EX	x		Restrictions					Softener-Owned						

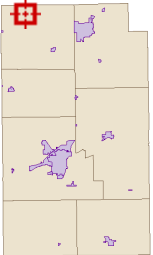
Water Access Wtr Name **Water Frontage** Channel
Water Features **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 6/29/2024 **Time** 10 am **Location** at the property
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$436.72 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2024 **Assessed Value**
Possession at closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**

Showing Instr Showingtime or Open House
List Date 5/30/2024 **Start Showing Date** **Exp Date** 9/30/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 1.0% **Variable Rate** No **Special List Cond.** None
Virtual Tours: Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** n/a - key pad **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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Overview



Legend

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

Parcel ID	85-02-19-400-013.000-012	Alternate ID	n/a	Owner Address	HUNTER CLARION & SHIRLEY A
Sec/Twp/Rng	19-30-06	Class	Res-1-Family 0 - 9.99 acres		5196 W 1400 N
Property Address	5196 W 1400 N	Acreage	4.42		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	PLEASANT TWP				
Brief Tax Description	S PT W3/4 SE1/4 19-30-6 4.42A DITCH 563 & 564				
	(Note: Not to be used on legal documents)				


Date created: 3/18/2024
 Last Data Uploaded: 3/18/2024 3:01:33 AM

Summary

Wabash, IN • Township: Pleasant • Location: 19-30N-6E

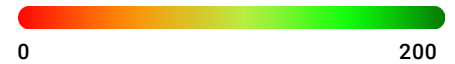
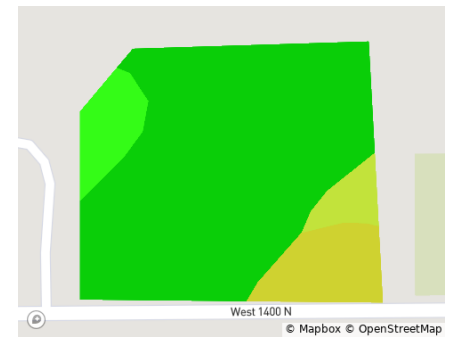
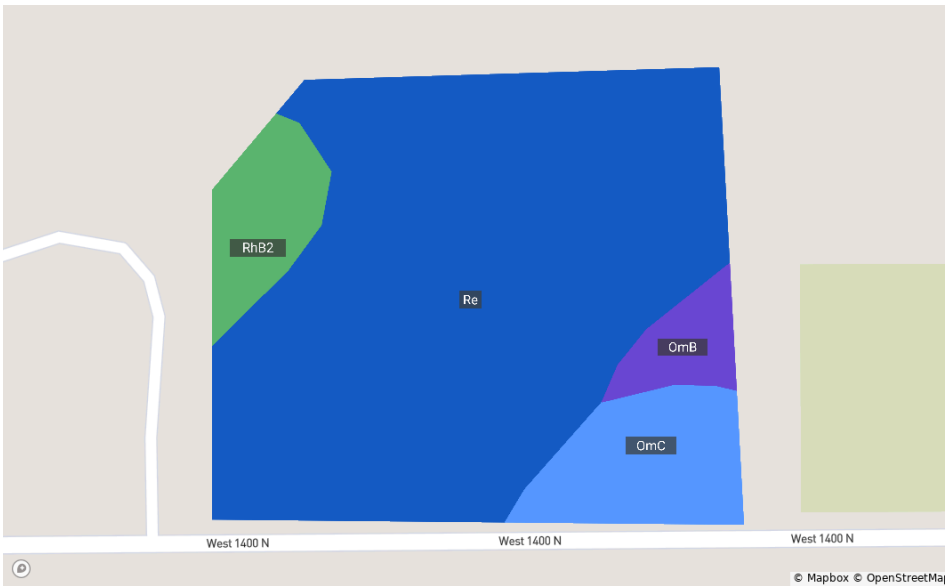
2.08 acres, 1 selection

Overview

Selections	Acres	Location	Lat. Long.
1 	2.08	Wabash County, IN	41.0289, -85.8941



Soils

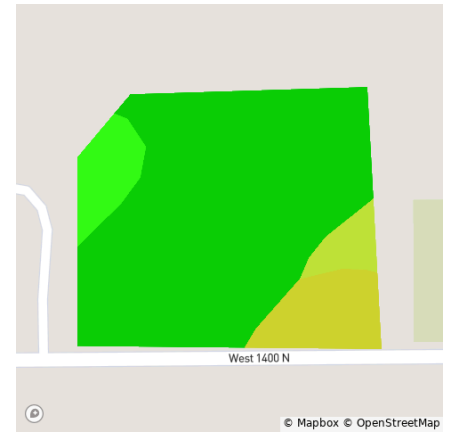
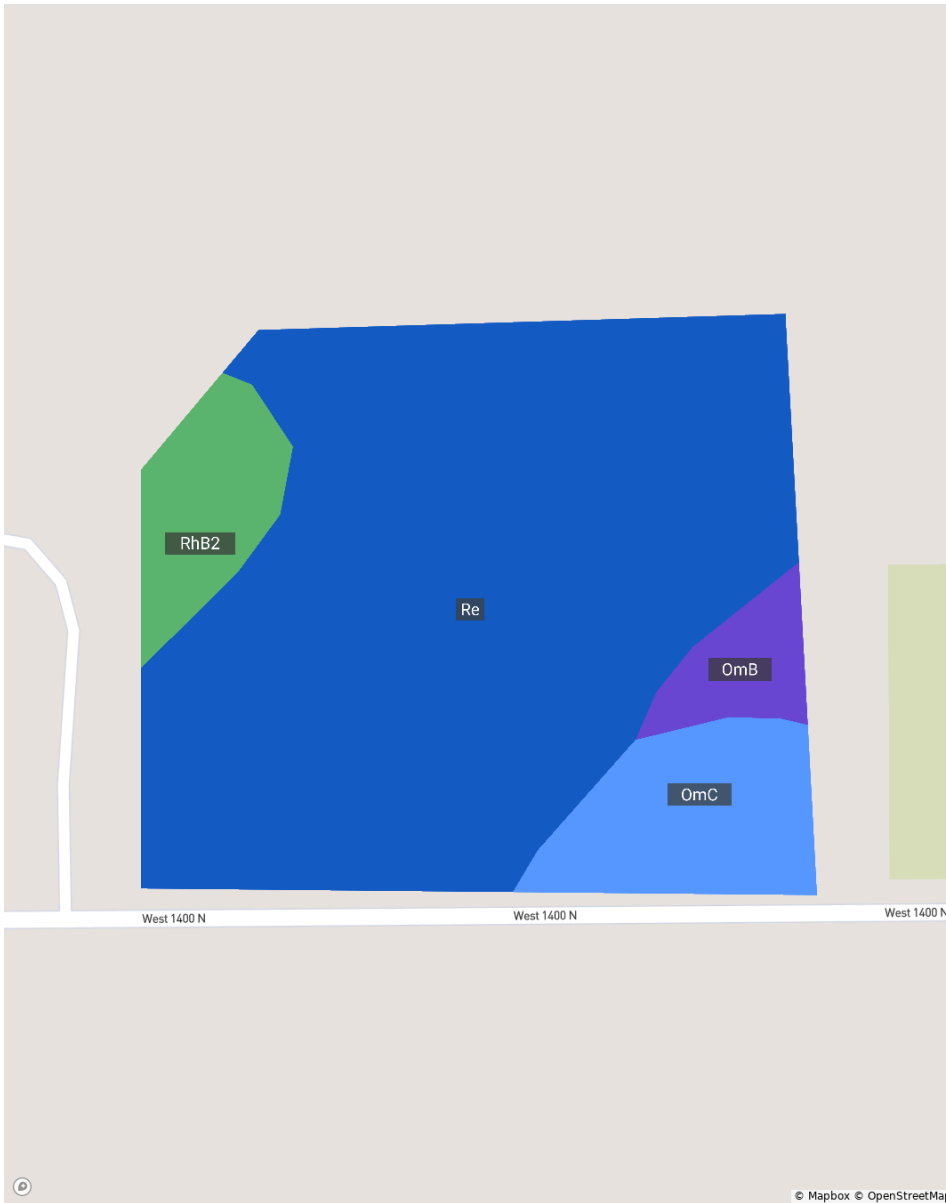


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● Re	Rensselaer loam, 0 to 1 percent slopes	1.6	77.6%	2w	—	173
● OmC	Ormas loamy sand, 6 to 15 percent slopes	0.2	10.9%	3e	—	90
● RhB2	Riddles loam, 2 to 6 percent slopes, eroded	0.2	7.2%	2e	—	145
● OmB	Ormas loamy sand, 2 to 6 percent slopes	0.1	4.2%	3e	—	100

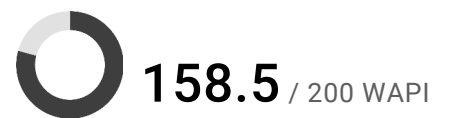
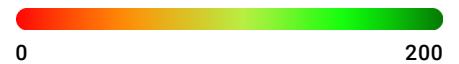
Soils

Wabash, IN • Township: Pleasant • Location: 19-30N-6E

2.08 acres, 1 selection



Quality Gradient • WAPI



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FSA Overview

Wabash, IN • Township: Pleasant • Location: 19-30N-6E

2.08 acres, 1 selection



General Information

Parcel Number 85-02-19-400-013.000-012

Local Parcel Number 0090065300

Tax ID:

Routing Number 15.16

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County Wabash

Township PLEASANT TOWNSHIP

District 012 (Local 012) PLEASANT TOWNSHIP

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8512510-012 PLEASANT

Section/Plat 19

Location Address (1) 5196 W 1400 N NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 4, 2023

Review Group 2020

Ownership

HUNTER CLARION & SHIRLEY A 5196 W 1400 N NORTH MANCHESTER, IN 46962

Legal

S PT W3/4 SE1/4 19-30-6 4.42A DITCH 563 & 564



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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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

Data Source Estimated

Collector 05/23/2019 ZK

Appraiser 05/23/2019 ZK

Transfer of Ownership

Date 01/01/1900 Owner HUNTER CLARION & Doc ID Code Book/Page Adj Sale Price W/ I

Res

Notes

8/7/2019 RP: Reassessment Packet 2020 3/21/2013 NOTE: 2012 pay 2013 RAISED EFF AGE, ADDED HALF BATH. RE-CK 2013 FOR ATTIC FINISH & EFF AGE. 2013 PAY 2014 NO ANSWER AT DOOR. CHANGED EFF AGE RECHECK IN 2014. 2014 ADDED 160 FIN SQ FT TO ATTIC.

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, 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 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1186 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	320	\$10,900
Porch, Open Frame	342	\$11,700

Plumbing

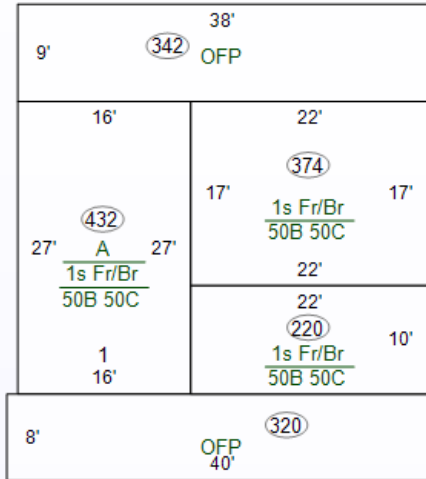
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Hot Water or Steam



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1026	1026	\$84,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	432	160	\$6,900	
Bsmt	513	0	\$19,200	
Crawl	513	0	\$4,600	
Slab				

Total Base \$115,000
Adjustments 1 Row Type Adj. x 1.00 \$115,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)	220	\$8,600
Fireplace (+)		\$0
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 \$125,200

Sub-Total, 1 Units

Exterior Features (+)	\$22,600	\$147,800
Garages (+) 0 sqft	\$0	\$147,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	

Replacement Cost \$117,058

***Square Footage listed is not correct**

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	2/6 Masonry	D+2	1920	1949	74 G		0.88		1,971 sqft	\$117,058	45%	\$64,380	25%	100%	1.450	1.0000	\$70,000
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1977	1977	46 A	\$17.03	0.88		36' x 54' x 12'	\$28,398	60%	\$11,360	0%	100%	1.000	1.0000	\$11,400
3: Corn Crib, Frame R 01	0%	1	Drive Thru	D	1961	1961	62 G	\$21.46	0.88		24' x 32'	\$11,603	60%	\$4,640	50%	100%	1.000	1.0000	\$2,300
4: Lean-To R 01	0%	1	Concrete Floor	C	1961	1961	62 G	\$8.80	0.88		16'x32' x 8'	\$3,965	60%	\$1,590	0%	100%	1.000	1.0000	\$1,600
5: Utility Shed	0%	1		D	1900	1900	123 F	\$23.66	0.88	\$16.66	8'x12'	\$1,599	70%	\$480	50%	100%	1.000	1.0000	\$200

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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**

...Generation after Generation



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