


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202041635	11480 S 600 E	North Manchester	IN 46962	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-19-11-400-010.000-009	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Rural	Style One and Half Story	REO No	Short Sale No	
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko	
	Legal Description 019-090-003 S 1/4 NW 11-30-7 3.69A PER DEED				
	Directions From SR 13, Turn East on 1150 S. Property is on North side of road.				
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	Agriculture

Remarks Country Home on 3.69 +/- Acres going to Auction on Wednesday, November 4, 2020 at 6:00 PM! This home features 3-4 Bedrooms, 2 Baths, an Eat-In Kitchen, Large Living Room & Main Level Laundry! The 30 x 15 Pole Barn would make a great place for a Workshop or Hobby Area! This property has a Beautiful Wooded Setting in the Country! Come check this house out! Open House: Friday, October 30 5:30-6pm

Agent Remarks Auction: Wednesday, 11.4.20 at 6 PM. Open House: Friday, 10.30.20 at 5:30-6 PM TERMS: \$1,000 down with the balance due at closing. Possession at Closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the open house with your client to receive compensation. Client registration form in docs. Seller reserves the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	3.6900 / 160,736 / 630 x 280	Src N	Lot Des Partially Wooded, 3-5.9999	
Township Jackson	Abv Gd Fin SqFt 2,324		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 656	Ttl Fin SqFt 2,324	Year Built 1870
Age 150	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab, Unfinished	# Rooms 7	
Room Dimensions	Baths	Full	Half	Water WELL	Basement Material Block	
DIM L	B-Main 2	0		Sewer Septic	Dryer Hookup Gas No	Fireplace No
LR 14 x 14 M	B-Upper 0	0		Fuel Gas, Forced Air	Dryer Hookup Elec Yes	Guest Qtrs No
DR 12 x 12 M	B-Blw G 0	0		Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No
FR x				Cooling Central Air	Disposal No	Ceiling Fan No
KT 12 x 10 M	Laundry Rm	Main			Water Soft-Owned Yes	Skylight No
BK x	AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Patio Open			Water Soft-Rented No	ADA Features No	
DN x	, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main			Alarm Sys-Sec No	Fence	
MB 12 x 12 M	Floor Laundry, Washer Hook-Up			Alarm Sys-Rent No	Golf Course No	
2B 12 x 12 M	Garage	/	/ x /	Garden Tub No	Nr Wlkg Trails No	
3B 12 x 12 U	Outbuilding	Pole/Post	30 x 15	Jet Tub No	Garage Y/N No	
4B x	Outbuilding	Shed	16 x 10 160	Pool No	Off Street Pk Yes	
5B x	Assn Dues	Not Applicable			Pool Type	
RR x	Other Fees					SALE INCLUDES Dishwasher, Range-Electric, Water Heater Electric, Water Softener-Owned
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 \$703.02	Exemptions Homestead, Mortgage,	Year Taxes Payable 2020	Assessed Value			
Is Owner/Seller a Real Estate Licensee No	Possession At Closing					
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						
List Date 10/13/2020	Exp Date 12/31/2020	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. 1.5%	Vari.Rate No	Special List Cond. None		
Virtual Tours:	Lockbox Type MECH	Lockbox Location door	Type of Sale			
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1		
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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