


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 201944426	201 S Sycamore Street	North Manchester	IN 46962	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-07-05-202-046.000-002	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1	<b>H Baths</b> 0
	<b>Location</b> City/Town/Suburb	<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> OP N1/2 LOT 171 EXC S 2'				
	<b>Directions</b> North on State Road 13, Turn East onto 114, Turn South onto Sycamore Street, Home is on east side of street				
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** Move-In Ready 2 bedroom, 1 bath home with attached garage going to auction on Sunday, September 27 at 1 pm. Home has open living/dining room area with eat-in kitchen and nice sized laundry room. Home has attached 1 car garage and fenced back yard, perfect for kids or pets! Crown molding & arched walls add character! Move-in ready, great starter or downsizing option! OPEN HOUSE: October 21, 5:30-6pm

**Agent Remarks** Auction: 10.27.19, 1 pm. Open House: 10.21.19, 5:30-6 pm. \$1000 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 at all showings/auction with client. Registration form is in docs.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.1400	6,098	78 ft x 78 ft	/	N	/	<b>Src</b>	<b>Lot Des</b>	Corner, Level, 0-2.9999
<b>Township</b>	Chester	<b>Abv Gd Fin SqFt</b>	1,172	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	284	<b>Ttl Fin SqFt</b>	1,172	<b>Year Built</b>	1920
<b>Age</b>	99	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl, Partial Basement, Unfinished	<b># Rooms</b>	6
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	PUBL	<b>Basement Material</b>	Block				
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Public	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No	
<b>LR</b>	16 x 16	M	<b>B-Upper</b>	0	0	<b>Fuel</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b>	12 x 12	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No	
<b>KT</b>	15 x 12	M	<b>Laundry Rm</b>	Main	8	x 6	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>BK</b>	x		<b>AMENITIES</b> Ceiling-9+, Crown Molding, Dryer Hook Up Electric			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x		, Eat-In Kitchen, Garage Door Opener, Porch Covered, Porch			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Wood		
<b>MB</b>	12 x 12	M	Enclosed, Range/Oven Hook Up Elec, Tub/Shower Combination			<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	12 x 12	M	<b>Garage</b>	1.0	/ Attached	/ 15 x 28	/ 420.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	x		<b>Outbuilding</b>	None		x		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding</b>			x		<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
<b>5B</b>	x		<b>Assn Dues</b>		Not Applicable		<b>Pool Type</b>				
<b>RR</b>	x		<b>Other Fees</b>				<b>SALE INCLUDES</b>	Dishwasher, Oven-Electric, Range-Electric, Sump Pump, Water Heater Gas			
<b>LF</b>	x		<b>Restrictions</b>								
<b>EX</b>	x		<b>Water Access</b>		<b>Wtr Name</b>						
<b>WtrType</b>		<b>Wtr Frtg</b>		<b>Channel Frtg</b>		<b>Lake Type</b>					
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger		<b>Auctioneer License #</b>	AC31300015					
<b>Owner Name</b>											
<b>Financing:</b>	Existing	<b>Proposed</b>									
<b>Annual Taxes</b>	\$197.70	<b>Exemptions</b>	Homestead, Mortgage,		<b>Year Taxes Payable</b>	2019	<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>											
<b>Showing Instr</b>	Showingtime or Open House										
<b>List Date</b>	10/8/2019	<b>Exp Date</b>	12/31/2019	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</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>Special List Cond.</b>	None	
<b>Virtual Tours:</b>											
<b>Pending Date</b>		<b>Closing Date</b>		<b>Lockbox Type</b>	MECH	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>			
<b>Ttl Concessions Paid</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	1				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Sold/Concession Remarks</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.

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