

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 201945462 511 N Elm Street North Manchester IN 46962 Status Active LP \$0



**Area** Wabash County **Parcel ID** 85-03-32-302-062.000-002 **Type** Site-Built Home  
**Sub** Oak Park **Cross Street**  
**Location** City/Town/Suburb **Style** One Story **Bedrms** 3 **F Baths** 1 **H Baths** 0  
**School District** MCS **Elem** Manchester **JrH** Manchester **SrH** Manchester  
**Legal Description** OAK PARK 62  
**Directions** Maple St. to 6th Street go East, home is at intersection of Elm St. & 6th St.  
**Inside City Limits** Y **City Zoning** R1 **County Zoning** **Zoning Description**

**Remarks** ABSOLUTE AUCTION: November 5th, 5 pm at the property. 3 Bedroom Home in Quiet Neighborhood Living Room, Kitchen, Full Basement and Detached Garage. Newer Mechanicals including Furnace, Water Heater, Garbage disposal! Move-in ready, come see for yourself, Open House: October 29, 5-6 pm.

**Agent Remarks** AUCTION: 11.5.19 at 5pm. Real Estate Terms: \$1,000 down day of auction, Possession at Closing, Taxes Prorated, No Survey unless required for clear title, RE Brokers must register 24 hrs in advance and be present at all showings & auction. Registration form in docs.

Sec	Lot	Lot Ac/SF/Dim	0.1910	8,320	157 ft x 53 ft	/	N	/ Src	Lot Des	0-2.9999					
Township		Chester	Abv Gd Fin SqFt		864	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	864	Ttl Fin SqFt	864	Year Built	1955	
Age	64	New	No	Date Complete		Ext		Aluminum	Fndtn	Full Basement, Unfinished		# Rooms	5		
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material		Block					
DIM		L	B-Main	1	0	Sewer		City		Dryer Hookup Gas		No		Fireplace	No
LR	12 x 12	M	B-Upper	0	0	Fuel		Gas, Forced Air		Dryer Hookup Elec		Yes		Guest Qtrs	No
DR	x		B-Blw G	0	0	Heating				Dryer Hook Up Gas/Elec		No		Split FlrPln	No
FR	x				Cooling		Central Air		Disposal		Yes		Ceiling Fan	No	
KT	12 x 9	M	Laundry Rm	Main		x		Water Soft-Owned		No		Skylight		No	
BK	x		AMENITIES		Deck Open, Disposal, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up		Water Soft-Rented		No		ADA Features		No		
DN	x						Alarm Sys-Sec		No		Fence				
MB	12 x 10	M					Alarm Sys-Rent		No		Golf Course		No		
2B	10 x 10	M	Garage	1.0	/ Detached	/ 16	x 24	/ 384.00	Garden Tub		No		Nr Wlkg Trails	No	
3B	10 x 10	M	Outbuilding	None		x		Jet Tub		No		Garage Y/N		Yes	
4B	x		Outbuilding			x		Pool		No		Off Street Pk		Yes	
5B	x		Assn Dues	Not Applicable				Pool Type							
RR	x		Other Fees					SALE INCLUDES		No Appliances Included					
LF	x		Restrictions												
EX	x		Water Access	Wtr Name											

WtrType Wtr Frtg Channel Frtg Lake Type  
 Auction Yes Auctioneer Name Chad Metzger & Brent Ruckman Auctioneer License # AC31300015

Owner Name  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$408.01 Exemptions Homestead, Over 65, Year Taxes Payable 2019 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 Showingtime or Open House  
 List Date 10/15/2019 Exp Date 12/31/2019 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. 2.0% Vari.Rate No Special List Cond. None

Virtual Tours: Lockbox Type MECH Lockbox Location front door Type of Sale  
 Pending Date Closing Date Selling Price How Sold CDOM 0  
 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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