

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

3 Bedroom Ranch with 2-Car Attached Garage!

This property will be offered via Online Only Auction on Monday, November 18, 2024 -- 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 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. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 20, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$1,341.82. 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. The Client Registration form is available upon request.

Online Auction: Monday, November 18, 2024

Bidding begins closing out at 6 pm!

1004 Charlie St., North Manchester, IN 46962

Chester Township • Wabash County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

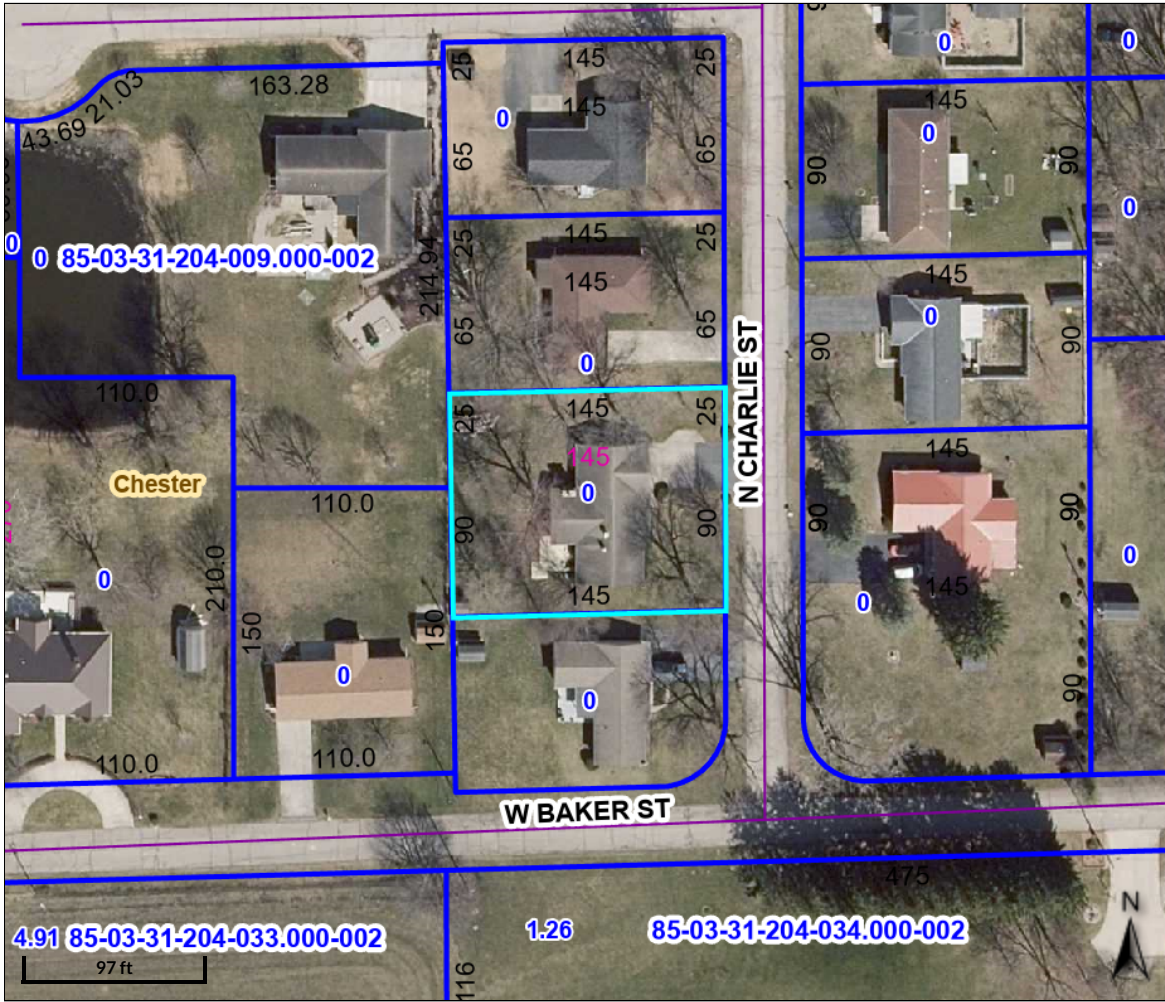


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

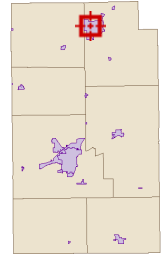
260-982-0238

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM



Overview




Legend

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

Parcel ID	85-03-31-204-025.000-002	Alternate ID	n/a	Owner Address	FISHER GREGG J IRREVOCABLE TRUST 19344 WALBECK EAST DRIVE FISHERS, IN 46037
Sec/Twp/Rng	31-30-07	Class	One Family Dwelling Platted		
Property Address	1004 CHARLIE ST NORTH MANCHESTER	Acreage	n/a		
District	N MANCHESTER				
Brief Tax Description	NORTHCREST LOT 8 & S 25' LOT 13 DITCH 562 <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/26/2024
Last Data Uploaded: 6/26/2024 4:02:24 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202440864	1004 Charlie Street	North Manchester	IN 46962	LP \$160,000
	Area Wabash County	Parcel ID 85-03-31-204-025.000-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Chester	Style One Story	REO No	H Baths 0
	School District MCS	Elem Manchester	JrH Manchester	SrH Manchester

Legal Description NORTHCREST LOT 8 & S 25' LOT 13 DITCH 562

Directions From SR 13, head south on Beckley St. Turn west on Baker St, then north Charlie St. Property is on the west side of the road.

Inside City Y	City Zoning R1	County Zoning	Zoning Description
----------------------	-----------------------	----------------------	---------------------------

Remarks 3 Bedroom Ranch with 2-Car Attached Garage selling via Online Only Auction on Monday, November 18, 2024 -- Bidding begins closing out at 6 pm! Inviting ranch home featuring a 2-car attached garage for your convenience. This home offers 3 bedrooms and 2 full baths, providing ample space for family and guests. As you enter, you're welcomed by a large living room adorned with a cozy fireplace, perfect for relaxing evenings. The eat-in kitchen seamlessly flows into the dining room, creating an ideal space for family meals and entertaining. Just off the kitchen, you'll find a main floor laundry area & a full bathroom, adding to the home's functional layout. The family room boasts a brick fireplace and patio doors that lead to a deck, making it easy to enjoy outdoor gatherings. Set on a generous lot with mature trees and a large yard, this property offers both privacy and a picturesque setting. Open House: Tuesday, November 5th 5:30-6pm

Agent Remarks Online Auction: Mon. 11.18.24 6pm Open House: Tues. 11.5.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$140-200k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec Lot 813	Lot 0.3800	Lot Area / 16,675	Lot Desc / 115X145	Lot Desc 0-2.9999
Above Gd Fin SqFt 1,768	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,768
Age 62	New Const No	Date Complete	Ext Brick, Vinyl	Bsmnt Slab
Room Dimensions	Baths	Full	Hal	Water CITY
RM DIM	LV	B-Main	1	0
LR 23 x 16	M	B-Upper	0	0
DR x		B-Blw	0	0
FR 24 x 16	M	Laundry Rm	Main	Heating
KT 16 x 9	M	Laundry L/W	8 x 7	Cooling Central Air
BK x		AMENITIES	Attic Pull Down Stairs, Attic Storage, Breakfast Bar, Built-In Bookcase, Built-in Desk, Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops	
DN 23 x 10	M			Water Soft-Owned No
1B 12 x 10	M			Water Soft-Rented No
2B 12 x 11	M			Alarm Sys-Sec No
3B 12 x 10	M	Garage	2.0	Alarm Sys-Rent No
		Outbuilding 1	None	Garden Tub No
		Outbuilding 2	None	Jet Tub No
		Assn Dues	Frequency	Pool No
		Other Fees	Not Applicable	Pool Type
		Restrictions		SALE INCLUDES Dishwasher, Microwave, Refrigerator
				FIREPLACE Family Rm, Living/Great Rm, Wood Burning

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 11/18/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,341.82	Exemption Homestead, Supplemental	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432		
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 10/22/2024	Start Showing Date	Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		Agent/Owner Related No
Contract Type Exclusive Right to Sell			Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front 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		
Co-Sell Office	Co-Sell Agent		Sell Team
Presented Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

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**

85-03-31-204-025.000-002

FISHER GREGG J IRREVOCABL

1004 CHARLIE ST

510, 1 Family Dwell - Platted Lot

NORTHCREST

/ 1/2

General Information

Parcel Number 85-03-31-204-025.000-002
Local Parcel Number 0110054500

Tax ID:

Routing Number 2H.25

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Wabash

Township CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502524-002
NORTHCREST

Section/Plat 31

Location Address (1)
1004 CHARLIE ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Electricity ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 10, 2024
Review Group 2023

Ownership

FISHER GREGG J IRREVOCABLE TR
19344 WALBECK EAST DRIVE
FISHERS, IN 46037

Legal

NORTHCREST LOT 8 & S 25' LOT 13 DITCH
562



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/18/2024 to 01/01/1900.

Notes

8/12/2022 RP: Reassessment Packet 2023

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 145', CI 90' X 145')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for F and F pricing methods.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.38), Actual Frontage (115), Developer Discount, Parcel Acreage (0.00), 81-83 Legal Drain NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$22,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,800).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1768 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	158	\$6,400
Patio, Concrete	45	\$300
Wood Deck	333	\$5,100

Plumbing

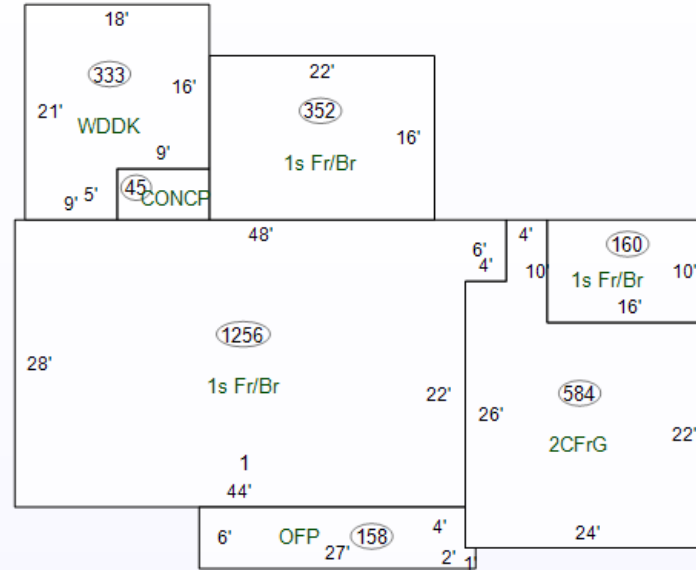
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1768	1768	\$117,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$117,100

Adjustments 1 Row Type Adj. x 1.00 \$117,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1768	\$4,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$128,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,800	\$139,900
Garages (+) 584 sqft	\$18,600	\$158,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87

Replacement Cost \$137,895

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	1/6 Maso	C	1962	1979	45 G		0.87		1,768 sqft	\$137,895	28%	\$99,280	0%	100%	1.300	1.000	100.00	0.00	0.00	\$129,100
2: WD SH R	1		D	1979	1979	45 G	\$26.02	0.87	\$18.11	8'x8'	\$1,159	60%	\$460	50%	100%	1.000	1.000	100.00	0.00	0.00	\$200

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM