

Listings as of 04/08/2020

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202012473 11601 N 300 E. North Manchester IN 46962 Status Active LP \$0

Area Wabash County	Parcel ID 85-07-03-100-011.000-001	Type Site-Built Home
Sub None	Cross Street	Bedrms 2 F Baths 1 H Baths 1
Location Rural	Style One Story	REO No Short Sale No
School District MCS Elem	Manchester	JrH Manchester SrH Manchester
Legal Description PT S1/2 NW1/4 3-29-7 40.68AC DITCH 512		
Directions From St. Rd. 114, go south onto 300 E., property will be on east side of the road, look for signs!		
Inside City Limits N	City Zoning	County Zoning R1 Zoning Description

Remarks Secluded 40.68 Acres featuring Tillable Cropland & Woods with a Cabin Styled Home featuring a Pole Barn & Outbuildings is going to Auction on May 14, 6:30pm. Home was built in 2010 and features 2 bedrooms, 1.5 baths, open concept Kitchen, Living & Dining Room Area with a front porch to enjoy the sunrise! Laundry is tucked away off of the dining room and there is a walk-in pantry for storage. Living room as a Wood Burning Stove in the corner and a deck off of the dining area! Barn closest to the home has livestock pens with two other open pole barns for storage and a nice shop with overhead door & concrete floors! 27+/- Tillable acres has a soils index of 127.9 and the property has 13+/- Acres of Woods. Peaceful Country Living just minutes from Town! Come see for yourself, Open House: May 5 from 5:30-6 pm or by private showing.

Agent Remarks Auction: 5.14.20, 6:30 pm. TERMS: 10% down with the balance due at closing. Buyer to receive half of 2020 farm income and buyer & seller agree to share 2020 due in 2021 taxes 50/50. Possession of Land to be after the 2020 Harvest; Possession of the Home to be at closing. RE Brokers must register 24 hrs in advance & be present with client at all showings & auction. Registration form in docs.

Sec	Lot	Lot Ac/SF/Dim	40.6800	1,772,021	2700x1330	/	N	/	Src	Lot Des	Partially Wooded, Rolling, 15+, Wooded			
Township	Chester	Abv Gd Fin SqFt	1,536	Below Gd Fin SqFt	0				Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,536	Year Built	2010
Age	10	New	No	Date Complete		Ext	Wood	Fndtn	Crawl			# Rooms	5	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	Yes	Fireplace	Yes			
DIM	L	B-Main	1	1	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No			
LR	16 x 32	M	B-Upper	0	0	Fuel	Propane, Wood, Forced Air, Propane Tank	Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
DR	12 x 12	M	B-Blw G	0	0	Heating	Rented	Disposal	No	Ceiling Fan	No			
FR	x					Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No			
KT	12 x 16	M	Laundry Rm	Main			x	Water Soft-Rented	No	ADA Features	No			
BK	x		AMENITIES	1st Bdrm En Suite, Deck Open, Dryer Hook Up Gas, Eat-In Kitchen, Jet Tub, Open Floor Plan, Pantry-Walk In, Porch Covered, Range/Oven Hook Up Gas, Stand Up Shower,				Alarm Sys-Sec	No	Fence				
DN	x							Alarm Sys-Rent	No	Golf Course	No			
MB	18 x 18	M	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No			
2B	16 x 16	M	Outbuilding	Pole/Post	30 x 40			Jet Tub	Yes	Garage Y/N	No			
3B	x		Outbuilding	Pole/Post	32 x 44	1408		Pool	No	Off Street Pk	Yes			
4B	x		Assn Dues		Not Applicable			Pool Type						
5B	x		Other Fees					SALE INCLUDES	Dishwasher, Refrigerator, Washer, Cooktop-Gas, Dryer-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned					
RR	x		Restrictions					FIREPLACE	Living/Great Rm, Wood Burning, Wood Burning Stove					
LF	x		Water Access		Wtr Name									
EX	x		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	\$1,394.26	Exemptions	Homestead, Mortgage,	Year Taxes Payable	2020	Assessed Value								
Is Owner/Seller a Real Estate Licensee	No	Possession	Land: after 2020 Harvest, Home: DOC	List Office	Metzger Property Services, LLC - office: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395					
Agent E-mail	chad@metzgerauction.com	Co-List Office		Co-List Agent										
Showing Instr	Showingtime or Open House	List Date	4/8/2020	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	NONE	Lockbox Location	none	Type of Sale								
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0					
Ttl Concessions Paid		Sold/Concession Remarks		Sell Agent		Co-Sell Off		Co-Sell Agent						
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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