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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
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BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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Sunday,
Sept. 27 1 PM

205 N. Front St., N. Man., IN
**Home, Garage &
Apartment!**

1.5 Story Home with 3
BR, 1 bath, large living
room, kitchen & a pool!
The Property also in-
cludes a detached ga-
rage with up stairs
apartment!



 **Metzger**
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau



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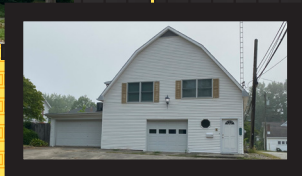
Real Estate **AUCTION**



**3 BR Home,
Garage &
Apartment!**

Open House:
Sept. 17
5:30-6 pm

**Personal Property
Auction to follow the
real estate including
Antiques, Furniture,
Primitives, Sheet Music
& Instruments!**



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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202036611	205 Front Street	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-03-32-304-099.000-002	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
Location City/Town/Suburb, Near	Style One and Half Story	REO No	Short Sale No	
School District MCS	Elem Manchester	JrH Manchester	SrH Manchester	
Legal Description OP LOT 56				
Directions From SR 114, head North on Front Street. Property will be on the East side of Road, corner of Front Street and 3rd Street.				
Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	



Remarks 1.5 Story Home with in-ground pool and Large Detached Garage with an Upstairs Apartment is going to Auction on Sunday, September 27, 2020 at 1:00 pm! This home features 3 Bedrooms, 1 Bath, Large Living Room/Dining Room Area and an Eat-In Kitchen. Home has newer furnace and water heater. Enjoy the hot, summer days cooling off in the In-Ground Pool! This property also has a Detached Garage with 3 overhead garage doors, workshop area, pool/game room and a full upstairs apartment! Apartment features 2 bedrooms, living room, kitchen & even attic storage! Great Opportunity for an Income Producing Property! Open House Thursday, September 17, 2020 at 5:30-6:00 pm.

Agent Remarks 24 hour notice for showings! Auction 9.27.20 at 1:00 pm at the property. Open House 9.17.20 at 5:30-6pm. Terms: \$1000.00 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 with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 56	Lot Ac/SF/Dim 0.2793 / 12,168 / 78 x 156	Src N	Lot Des Corner, Level, 0-2.9999		
Township Chester	Abv Gd Fin SqFt 1,744	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 174	Ttl Fin SqFt 1,744	Year Built 1900
Age 120	New No	Date Complete	Ext Aluminum,	Fndtn Crawl, Partial Basement, Unfinished	# Rooms 6
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 20 x 18 M	B-Upper 0 0	Fuel Forced Air	Dryer Hookup Elec Yes	Guest Qtrs Yes	
DR 14 x 14 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln Yes	
FR x		Cooling Central Air	Disposal No	Ceiling Fan Yes	
KT 15 x 12 M	Laundry Rm Main	6 x 4	Water Soft-Owned No	Skylight No	
BK x	AMENITIES Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up		Water Soft-Rented No	ADA Features No	
DN x	Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener,		Alarm Sys-Sec No	Fence Wood	
MB 14 x 12 M	Guest Quarters, Patio Open, Porch Covered, Range/Oven Hook		Alarm Sys-Rent No	Golf Course No	
2B 12 x 12 U	Garage 3.0 / Detached	/ 48 x 48 / 2,304.00	Garden Tub No	Nr Wlkg Trails No	
3B 12 x 12 U	Outbuilding None	x	Jet Tub No	Garage Y/N Yes	
4B x	Outbuilding	x	Pool Yes	Off Street Pk Yes	
5B x	Assn Dues	Not Applicable	Pool Type Below Ground		
RR x	Other Fees		SALE INCLUDES No Appliances Included, Water Heater Gas		
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 \$544.72	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 -- 24 hours notice needed for showings.					
List Date 9/11/2020	Exp Date 1/31/2021	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 Garage 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		

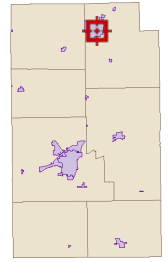
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.







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Overview



Legend

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-03-32-304-099.000-002	Alternate ID	n/a	Owner Address	EGOLF PATRICIA H L/E THEN JAMIL RODRIGUEZ & TRACI L EGOLF 2288 E SANDHILL LN EAGLE MTN, UT 84005
Sec/Twp/Rng	32-30-07	Class	One Family Dwelling Platted		
Property Address	205 FRONT ST NORTH MANCHESTER	Acreage	n/a		
District	N MANCHESTER				
Brief Tax Description	OP LOT 56				

(Note: Not to be used on legal documents)

Date created: 9/8/2020
Last Data Uploaded: 9/7/2020 11:30:48 PM

Developed by  Schneider GEOSPATIAL

General Information

Parcel Number 85-03-32-304-099.000-002
Local Parcel Number 0110047500

Tax ID:

Routing Number 3L.9

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002)
School Corp 8045
Neighborhood 8502512-002
Section/Plat 32
Location Address (1) 205 FRONT ST

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Ownership

EGOLF PATRICIA H L/E THEN JAMI L
TRACI L EGOLF
2288 E SANDHILL LN
EAGLE MTN, UT 84005

Legal

OP LOT 56

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2008.

Notes

10/26/2018 RP: Reassessment Packet 2019



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2017 to 2020.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy Single-Family
Description Single-Family R 02
Story Height 1 1/2
Style N/A
Finished Area 1744 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint 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
Patio, Concrete	60	\$300
Porch, Open Masonry	192	\$7,100

Plumbing

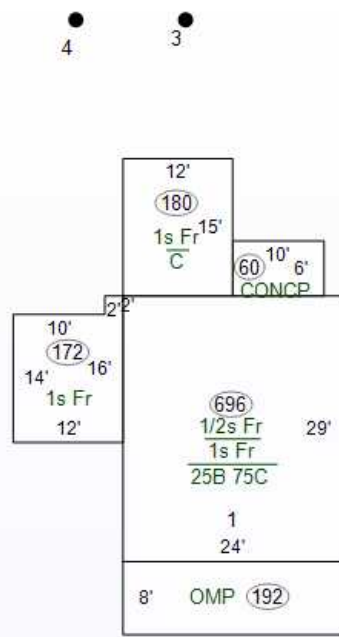
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1048	1048	\$75,900	
2					
3					
4					
1/4					
1/2	1Fr	696	696	\$23,700	
3/4					
Attic					
Bsmt		174	0	\$12,800	
Crawl		702	0	\$4,700	
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 (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1048 1/2:696	\$3,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 02	100%	1 1/2	Wood Frame	D+2	1900	1949	71 A		0.88		1,918 sqft	\$101,297	50%	\$50,650	20%	100%	1.200	1.0000	\$48,600
2: Detached Garage R 01	100%	1	Wood Frame	C	1930	1954	66 A	\$18.06	0.88	\$18.06	1,964 sqft	\$31,213	42%	\$18,100	0%	100%	1.000	1.0000	\$18,100
3: Patio (free standing) R	0%	1		C	1980	1980	40 A		0.88		1000 sqft	\$4,400	28%	\$3,170	25%	100%	1.000	1.0000	\$2,400
4: Pool, In Ground R 02	0%	1		C	1980	1980	40 A	\$70.38	0.88	\$77.59	20'x40'	\$59,622	85%	\$8,940	25%	100%	1.000	1.0000	\$6,700



Broker Compensation Agreement

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This agreement is entered into and shall initiate on **September 27, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ on **OP LOT 56, more commonly known as 205 Front St., North Manchester, IN 46962**

Potential Buyer/Client's Name: _____

In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction. In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **2.0%** of the selling/exchange price or option selling price.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger
ACCEPTED BY: MANAGING BROKER

Chad Metzger
LISTING BROKER

101 S. River Road
ADDRESS

North Manchester, IN 46962
CITY, STATE, ZIP

260-982-0238
PHONE

chad@metzgerauction.com
EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

ADDRESS

CITY, STATE, ZIP

PHONE

EMAIL ADDRESS

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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Property Services, LLC

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