

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202037718      **\*\*1300** Manchester Avenue      **Wabash**      **IN** 46992      **Status** Active      **LP** \$0



**Area** Wabash County      **Parcel ID** 85-10-36-300-005.000-008      **Type** Commercial Land  
**Sub** None      **Cross Street**  
**School District** WAB Elem      **OJ Neighbors** JrH Wabash      **Lot #** SrH Wabash  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 7 +/- Acres part of: PT E1/2 SW1/4 36-28-6 9.912AC  
**Directions** From Hwy 24, Head South on SR 13/Manchester Avenue. Property will be on West side of road.  
**Inside City Limits**      **City Zoning**      **County Zoning**      **Zoning Description**

**Remarks** 8 +/- Acres with Commercial Real Estate being offered in 2 Tracts going up for Auction on Thursday, October 15, 2020 at 6:30pm! This is Tract 2 which offers 7 +/- Acres for Future Expansion or a Great Location to Build as you desire! Lots of Development Potential in a Prime Location just south of US 24! Tract 1 features a Highly Visible Commercial or Warehouse Facility! There are Multiple Offices as well as Warehouse Space with Large Overhead Doors and Dock Access! Open House: Tuesday, October 6 at 5:30-6PM

**Agent Remarks** Auction 10.15.20 at 6:30pm. Open House 10.6.20 at 5:30-6pm TERMS: \$5000.00 down the day of auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellters will provide a Owners Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	7.0000 /	304,920 /	371 x 832	
<b>Parcel Desc</b>	Undeveloped, 6-9.999		<b>Platted Development</b>	No		<b>Platted Y/N</b>	Yes
<b>Township</b>	Noble	<b>Date Lots Available</b>		<b>Price per Acre</b>	\$0.00		
<b>Type Use</b>	Commercial, Industrial, Office,	<b>Road Access</b>	City	<b>Road Surface</b>	Asphalt	<b>Road Frontage</b>	City
<b>Type Water</b>	None		<b>Easements</b>	Yes			
<b>Type Sewer</b>	None		<b>Water Frontage</b>				
<b>Type Fuel</b>	None		<b>Assn Dues</b>	Not Applicable			
<b>Electricity</b>	Available		<b>Other Fees</b>				

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**Water Access**  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC31300015

**Owner Name**  
**Financing:** Existing      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$10,686.0      **Exemption**      **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 ID** RB14045939      **Agent E-mail** chad@metzgerauction.com  
**Co-List Office**      **Co-List Agent**

**Showing Instr**  
**List Date** 9/17/2020      **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      **BBC** 1.0%      **Variable Rate** No      **Special Listing Cond.** None

**Virtual Tours:**      **Type of Sale**  
**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 1  
**Total 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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