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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Thursday, October 28, 2021— Bidding begins closing out at 6:00 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 will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$1,000 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 Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 3, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$1966.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, October 28, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 204 E. 4th St., North Manchester, IN 46962
Chester Township • Wabash County

<https://bidmetzger.com/auctions/>



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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Residential Agent Full Detail Report



Listings as of 10/08/2021

Page 1 of 1

Property Type		RESIDENTIAL		Status		Active		CDOM		0		DOM		0		Auction		Yes			
MLS #		202142506		204 E 4th Street		North Manchester		IN		46962		Status		Active		LP		\$0			
		Area		Wabash County		Parcel ID		85-03-32-403-045.000-002		Type		Site-Built Home									
		Sub		None		Cross Street				Bedrms		4		F Baths		2		H Baths		0	
		Location		City/Town/Suburb		Style		Two Story		REO		No		Short Sale		No					
		School District		MCS		Elem		Manchester		JrH		Manchester		SrH		Manchester					
		Legal Description		JANE HALDERMANS LOT 15																	
		Directions		From SR 114 (Main St.), head North on Walnut St. Turn East on 4th Street, property is on the North side of the road.																	
Inside City Limits		Y		City Zoning		OTH		County Zoning				Zoning Description		Residential							

Remarks 2 Story Home with Garage Apartment selling via Online Only Auction on Thursday, October 28, 2021 - bidding begins closing out at 6pm! The main level consists of a Large Living Room, Kitchen & Dining Room, Bathroom with Laundry Area, Master Bedroom & a 2nd Bedroom. There is a Spacious Back Deck perfect for entertaining! 2nd Floor has 2 additional bedrooms, a landing room, & full bath. The 2+Car Detached Garage features a 2 Bedroom & 1 Bath Apartment with a 2nd Story Deck! Great Income Potential! Open House: Thursday, October 21 5:30-6pm

Agent Remarks Online Auction: Thurs. 10.28.21 6pm Open House: Thurs. 10.21.21 5:30-6pm TERMS: \$1,000 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 15	Lot Ac/SF/Dim	0.2539	/	11,060	/	79x140	Src N	Lot Des	0-2.9999				
Township	Chester	Abv Gd Fin SqFt	2,240	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,028	Ttl Fin SqFt	2,240	Year Built	1900			
Age	121 New No	Date Complete		Ext	Vinyl	Fndtn	Unfinished			# Rooms	10			
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material							
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No			
LR	x	M	B-Upper	1	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Flrpln	No			
FR	x				Cooling	Central Air		Disposal	No	Ceiling Fan	No			
KT	x	M	Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Porch Covered, Porch Open, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
MB	14 x 16	M						Alarm Sys-Rent	No	Golf Course	No			
2B	14 x 12	M	Garage	2.0	/ Detached	/ 32	x 24 / 768.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	14 x 14	U	Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes			
4B	14 x 16	U	Outbuilding			x		Pool	No	Off Street Pk				
5B	x		Assn Dues	Not Applicable				Pool Type						
RR	x		Other Fees											
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	\$1,966.00	Exemptions	No Exemptions				Year Taxes Payable	2021	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						Start Showing Date							
List Date	10/8/2021	Exp Date	12/31/2021	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.	1.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Lockbox Type		NONE		Lockbox Location	n/a		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: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

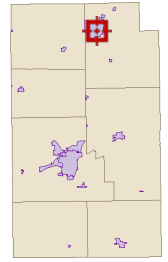


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Tax Sale Parcels
- Road Centerlines

Parcel ID	85-03-32-403-045.000-002	Alternate ID	n/a	Owner Address	ADAMS JIMMIE R & DEBORAH G
Sec/Twp/Rng	32-30-07	Class	One Family Dwelling Platted		204 E 4TH ST
Property Address	204 E 4TH ST	Acreage	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	N MANCHESTER				
Brief Tax Description	JANE HALDERMANS LOT 15				
	(Note: Not to be used on legal documents)				

Date created: 8/2/2021

Last Data Uploaded: 7/30/2021 11:35:21 PM

Developed by Schneider
GEOSPATIAL

85-03-32-403-045.000-002

General Information

Parcel Number
85-03-32-403-045.000-002

Local Parcel Number
0110013600

Tax ID:

Routing Number
3-O.72

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502512-002
CITY OF NORTH MANCHESTER 2

Section/Plat
32

Location Address (1)
204 E 4TH ST
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 16, 2021

Review Group 2019

ADAMS JIMMIE R & DEBORAH

Ownership

ADAMS JIMMIE R & DEBORAH G
204 E 4TH ST
NORTH MANCHESTER, IN 46962

Legal

JANE HALDERMANS LOT 15

204 E 4TH ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/2017	ADAMS JIMMIE R & D		QC	/	\$0	I
01/25/2007	ADAMS EVA		AF	/	\$0	I
01/01/1900	ADAMS LEONARD JR		WD	/	\$0	I

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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	GenReval	AA	AA
02/23/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$18,300	Land	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300
\$18,300	Land Res (1)	\$18,300	\$18,300	\$18,300	\$18,300	\$18,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$84,500	Improvement	\$84,500	\$79,400	\$74,300	\$67,300	\$65,300
\$84,500	Imp Res (1)	\$84,500	\$79,400	\$74,300	\$67,300	\$65,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$102,800	Total	\$102,800	\$97,700	\$92,600	\$85,600	\$83,600
\$102,800	Total Res (1)	\$102,800	\$97,700	\$92,600	\$85,600	\$83,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		79	79x140	1.03	\$225	\$232	\$18,328	0%	100%	1.0000	\$18,330

Notes

9/24/2018 RP: Reassessment Packet 2019

Land Computations

Calculated Acreage	0.25
Actual Frontage	79
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads 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	\$18,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,300

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

2

Style

N/A

Finished Area

2240 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joint

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

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

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

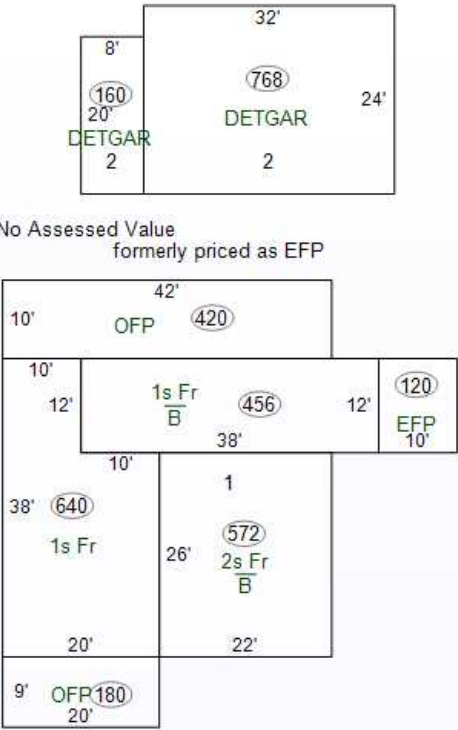
☒ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	420	\$11,400
Porch, Enclosed Frame	120	\$7,400
Porch, Open Frame	180	\$6,300



enclosed ramp=No Assessed Value
formerly priced as EFP

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1668	1668	\$100,300
2	1Fr	572	572	\$27,100
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1028	0	\$24,400
Crawl				
Slab				

Total Base			\$151,800
Adjustments	1 Row Type Adj. x 1.00		\$151,800
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1668 2:572		\$4,700
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$158,900
Sub-Total, 1 Units			
Exterior Features (+)	\$25,100		\$184,000
Garages (+) 0 sqft	\$0		\$184,000
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.88
Replacement Cost			\$145,728

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
1: Single-Family R 01	100%	2	Wood Frame	D+2	1900	1939	82 F		0.88		3,268 sqft	\$145,728	65%	\$51,000	0%	100%	1.300	1.0000
2: Detached Garage R 01	100%	1	Concrete Block	D	1947	1947	74 F	\$23.32	0.88	\$23.32	24'x32'	\$52,001	65%	\$18,200	0%	100%	1.000	1.0000

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**

...Generation after Generation



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