

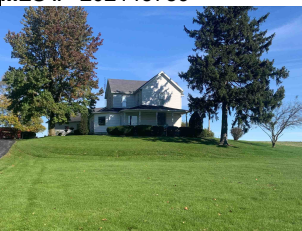


Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/01/2021

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Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202145789	2726 W State Road 114	North Manchester	IN	46962	Status	Active	LP	\$0	
	Area	Wabash County	Parcel ID	85-02-34-300-007.000-012	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	4	F Baths	2	H Baths	1
	Location	Rural	Style	Two Story	REO	No	Short Sale	No		
	School District	MCS	Elem	Manchester	JrH	Manchester	SrH	Manchester		
	Legal Description	Approximately 2.5+/- part of: W1/2 SW1/4 EXC NW COR & SW COR E1/2 9A 42 SW1/4 34-30-6 85A DITCH								
	Directions	Property is on the north side of SR 114. West of North Manchester.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

Remarks Nice Country Home with Outbuildings on 2.5+/- Acres selling via Online Only Auction on Wednesday, December 1, 2021 - Bidding begins closing out at 6:00 PM! This home features 4 Bedrooms, 2.5 Baths, & a Large Front Porch for enjoying the countryside! 2+Car Attached Garage has plenty of extra storage space and enters into the Mudroom/Laundry Area with Full Bath! Main Level has an Eat-In Kitchen with New Built-In Oven, Large Living Room, Family Room & Den. There are 2 Full Baths & 1 Bedroom on the Main Floor with 3 additional bedrooms & a half bath upstairs! Multiple Outbuildings include a 40x70 Barn & 16x40 Barn - Great for storage, 4H projects or workshop! Open House: Wednesday, November 24 5:30-6pm

Agent Remarks Online Auction: Wed. 12.1.21 6pm Open House: Wed. 11.24.21 5:30-6pm TERMS: 10% 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	Lot Ac/SF/Dim	2.5000	/	108,900	/	300x335	Src	N	Lot Des	0-2.9999				
Township	Pleasant	Abv Gd Fin SqFt	2,155	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	304	Ttl Fin SqFt	2,155	Year Built	1920				
Age	101	New	No	Date Complete		Ext	Aluminum	Fndtn	Partial Basement, Unfinished		# Rooms	8			
Room	Dimensions	Baths	Full	Half	Water	WELL		Basement Material	Stone						
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No				
LR	17 x 15	M	B-Upper	0	1	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No				
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No				
FR	15 x 12	M			Cooling	Central Air		Disposal	No	Ceiling Fan	No				
KT	14 x 14	M	Laundry Rm	Main	x			Water Soft-Owned	Yes	Skylight	No				
BK	x		AMENITIES	Closet(s)	Walk-in, Countertops-Laminate, Dryer			Water Soft-Rented	No	ADA Features	No				
DN	15 x 9	M			Hook Up Electric, Eat-In Kitchen, Garage Door Opener,			Alarm Sys-Sec	No	Fence					
MB	12 x 12	M			Landscaped, Range/Oven Hook Up Elec, Stand Up Shower,			Alarm Sys-Rent	No	Golf Course	No				
2B	16 x 12	U	Garage	2.0	/ Attached	/ 32	x 24 / 768.00	Garden Tub	No	Nr Wlkg Trails	No				
3B	15 x 12	U	Outbuilding	Barn	70 x 40			Jet Tub	No	Garage Y/N	Yes				
4B	15 x 12	U	Outbuilding	Barn	40 x 16	640		Pool	No	Off Street Pk					
5B	x		Assn Dues		Not Applicable			Pool Type							
RR	x		Other Fees					SALE INCLUDES	Cooktop-Electric, Oven-Built-In, Oven-Convection, Oven-Electric, Water Heater Electric, Water Softener-Owned						
LF	x		Restrictions					FIREPLACE	None						
EX	x		Water Access		Wtr Name										
WtrType		Wtr Frtg		Channel Frtg											
Water Features		Lake Type													
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts	Auctioneer License #	AC31300015										
Owner Name															
Financing:	Existing	Proposed		Excluded Party	None										
Annual Taxes	\$2,428.42	Exemptions	Homestead, Supplemental	Year Taxes Payable	2021	Assessed Value									
Is Owner/Seller a Real Estate Licensee	No	Possession	At Closing	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395								
List Office	Metzger Property Services, LLC - office: 260-982-0238	Co-List Agent													
Agent E-mail	chad@metzgerauction.com														
Co-List Office															
Showing Instr	Showing time or Open House	Start Showing Date													
List Date	11/1/2021	Exp Date	1/31/2022	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	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:	Chad Metzger	/	Metzger Property Services, LLC										

Information is deemed reliable but not guaranteed.

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