


Property Type RESIDENTIAL	Status Active	CDOM 8	DOM 8	Auction No	
MLS # 201807438	6030 N 500 E.	North Manchester	IN 46962	Status Active	LP \$153,900
	Area Wabash County	Parcel ID 85-07-35-400-009.000-001	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 1	
Location Rural	Style One and Half Story	REO No	Short Sale No		
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester		
Legal Description 2.25 Acres part of PT S1/2 SE1/4 35-29-7 4.39AC. Survey has been completed but not recorded.					
Directions Take St. Rd. 16 fro St. Rd. 13, go east, home is on corner of 500.					

Remarks Nice traditional farmhouse on 2.25 acres. Home has 3 bedrooms with a master bedroom on the main level. 1.5 baths. The home has a beauty shop which they will be removing the chairs and this will be a nice family room. The farmhouse has a nice size living room and dining room. The home has several nice outbuildings, there is a 1 car attached garage and a 2 car detached garage. Quonset 24 x 40 with a shop inside. The 1.78 acres of walnut trees are not included with this lot. The sellers must find suitable housing.

Agent Remarks Showings require 24 hour notice.

Sec	Lot	Zoning	Lot Ac/SF/Dim 2.2000 / 95,832 / 2.2 ac	Src N Lot Des	Corner
Township Chester	Abv Gd Fin SqFt 2,140	Below Gd Fin SqFt 100	Ttl Below Gd SqFt 200	Ttl Fin SqFt 2,240	Year Built 1920
Age 98	New No	Date Complete	Ext Aluminum	Fndtn Crawl, Cellar, Unfinished	# Rooms 7
Room Dimensions	Baths Full Half	Water PRIV	Basement Material Block, Stone		
DIM L	B-Main 1 1	Sewer Septic	Dryer Hookup Gas No	Fireplace	No
LR 14 x 16 M	B-Upper 0 0	Fuel Electric, Oil, Heat Pump	Dryer Hookup Elec No	Guest Qtrs	No
DR 12 x 16 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR 15 x 10 M		Cooling Central Air, Wall AC,	Disposal No	Ceiling Fan	No
KT 10 x 12 M	Laundry Rm Main	x	Water Soft-Owned No	Skylight	No
BK x	AMENITIES Attic Storage, Attic-Walk-up, Kitchen Island, Range /Oven Hook Up Elec, Workshop		Water Soft-Rented No	ADA Features	No
DN x			Alarm Sys-Sec No	Fence	
MB 12 x 11 M			Alarm Sys-Rent No	Golf Course	No
2B 13 x 14 U	Garage 3.0 / Detached	/ 24 x 18 / 432.00	Garden Tub No	Nr Wlkg Trails	No
3B 11 x 13 U	Outbuilding Outbuilding	45 x 40	Jet Tub No	Garage Y/N	Yes
4B x	Outbuilding	x	Pool No	Off Street Pk	
5B x	Assn Dues	Not Applicable	Pool Type		
RR x	Other Fees		SALE INCLUDES Range-Electric, Water Heater Electric		
LF x	Restrictions				
EX x	Water Access	Wtr Name			
WtrType	Wtr Frtg	Channel Frtg			
Water Features					
Auction No	Auctioneer Name		Auctioneer License #		
Owner Name					
Financing: Existing	Proposed Cash, Conventional, FHA, USDA, VA		Excluded Party	None	
Annual Taxes \$835.00	Exemptions Homestead, Over 65	Year Taxes Payable 2017	Assessed Value	\$125,900.00	
Is Owner/Seller a Real Estate Licensee No					
Possession	45 days after closing				
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Rainelle L Shockome - Cell: 260-341-4801				
Agent E-mail rshockome@yahoo.com	List Agent - User Code		UP388037905		
Co-List Office					
Co-List Agent					
Showing Instr 24 hour notice					
List Date 3/1/2018	Exp Date 9/30/2018	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM No	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.5%	Vari.Rate No	Special List Cond. None	
Virtual Tours: Unbranded Virtual Tour Lockbox Type NONE Lockbox Location none Type of Sale					
Pending Date	Closing Date	Selling Price	How Sold	CDOM 8	
Ttl 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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