Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202646992 **7775 E US 33** **Churubusco** **IN** 46723 **LP** $0



Area Whitley County **Parcel ID** 92-04-11-000-404.000-009 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Township Smith **Style** One Story **REO** No **Short Sale** No
School District Smith-Green Community **Elem** Churubusco
Intermediate **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
Legal Description N PT E2 NW4 EX 2.86A EX 6.913A EX 3.188A EX .070A S11 T32 R10 2.965A
Directions to Property US 30 East to E SR 205, take that to US 33 and head west, property will be on north side of the road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Move in ready 2-bedroom, 2-bath one-story home situation on 2.96+/-acres Selling via Online Auction on Tuesday, December 8, 2026, at 6 pm est. This is Tract 1, and tahis Ranch home offers a functional layout, attached 2-car garage, attractive landscaping, and useful agricultural amenities, this property combines comfortable everyday living with opportunities to enjoy a little extra space. The property features a 39x39 barn with concrete floor a 12'x15' livestock run, and fenced pasture and barnyard areas. Recent updates include a new roof (2023), water heater and water softener (2024). Enjoy the space, versatility and country lifestyle you've been looking for! Open House: Sunday, November 29, 2026, 1-2 pm est.

Agent Remarks Auction: Tuesday, December 8, 2026, at 6 pm est Open House: Sunday, November 29, 2026, 1-2 pm est A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 2.9700 / 129,373 / 363x270
Above Gd Fin SqFt 1,288 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 60 **New Const** No **Date Complete** **Ext** Concrete

Room Dimensions

	RM	DIM		LVL
LR	18	x	13	M
DR	14	x	13	M
FR		x		
KT	12	x	9	M
BK		x		
DN		x		
1B	11	x	10	M
2B	11	x	12	M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths **Full** **Half** **Water** Well
B-Main 2 0 **Well Type** Private
B-Upper 0 0 **Sewer** Septic
B-Blw G 0 0 **Fuel /** Ceiling
Laundry Rm Main **Heating**
Laundry L/W 5x 9 **Cooling** Window, None

AMENITIES Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Stand Up Shower, Tub and Separate Shower, Formal Dining Room, Washer Hook-Up

Garage 2.0 / Attached / 26 x 22 / 572.00
Outbuilding 1 Barn 39 x 39
Outbuilding 2 Barn 13 x 15 195
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Rolling, 0-2.9999, Pasture
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,288 **Year Built** 1966
Bsmt Slab **# Rooms** 8
Basement Material

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Electric, Metal,
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	
Pool Type			

SALE INCLUDES Washer, Dryer-Electric, Water Heater Electric, Water Softener-Owned

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Justin **Lic #** AC31300015 **Auction Date** 11/16/2026 **Time** 6:00 **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $2,681.08 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Justin Nicodemus - Cell: 260-246-3778
Agent E-mail nicodemusauctionsllc@gmail.com **List Agent - User Code** UP388056074 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/16/2026 **Start Showing Date** **Exp Date** 2/28/2027 **Owner/Seller a Real Estate Licensee** Yes **Agent/Owner Related** Yes
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Front door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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