Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

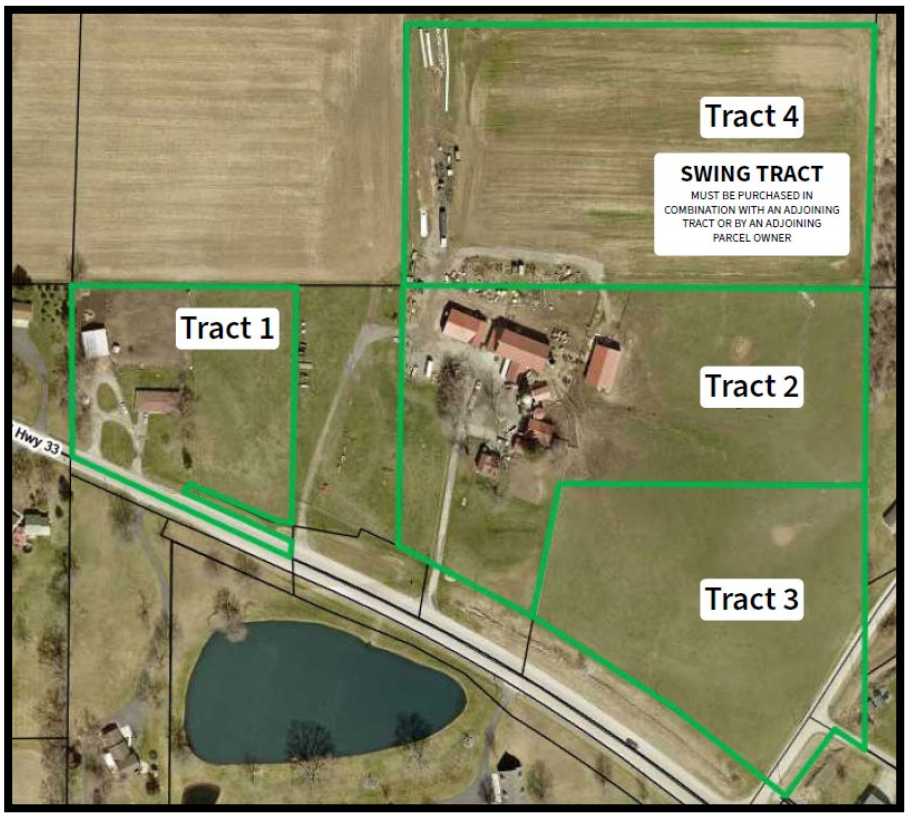
www.MetzgerAuction.com

Auction Details

Country Homesteads & 22.58+/- Acres of Land

Two Homes • Barns & Outbuildings • Pasture • Tillable Acreage

OFFERED IN 4 TRACTS

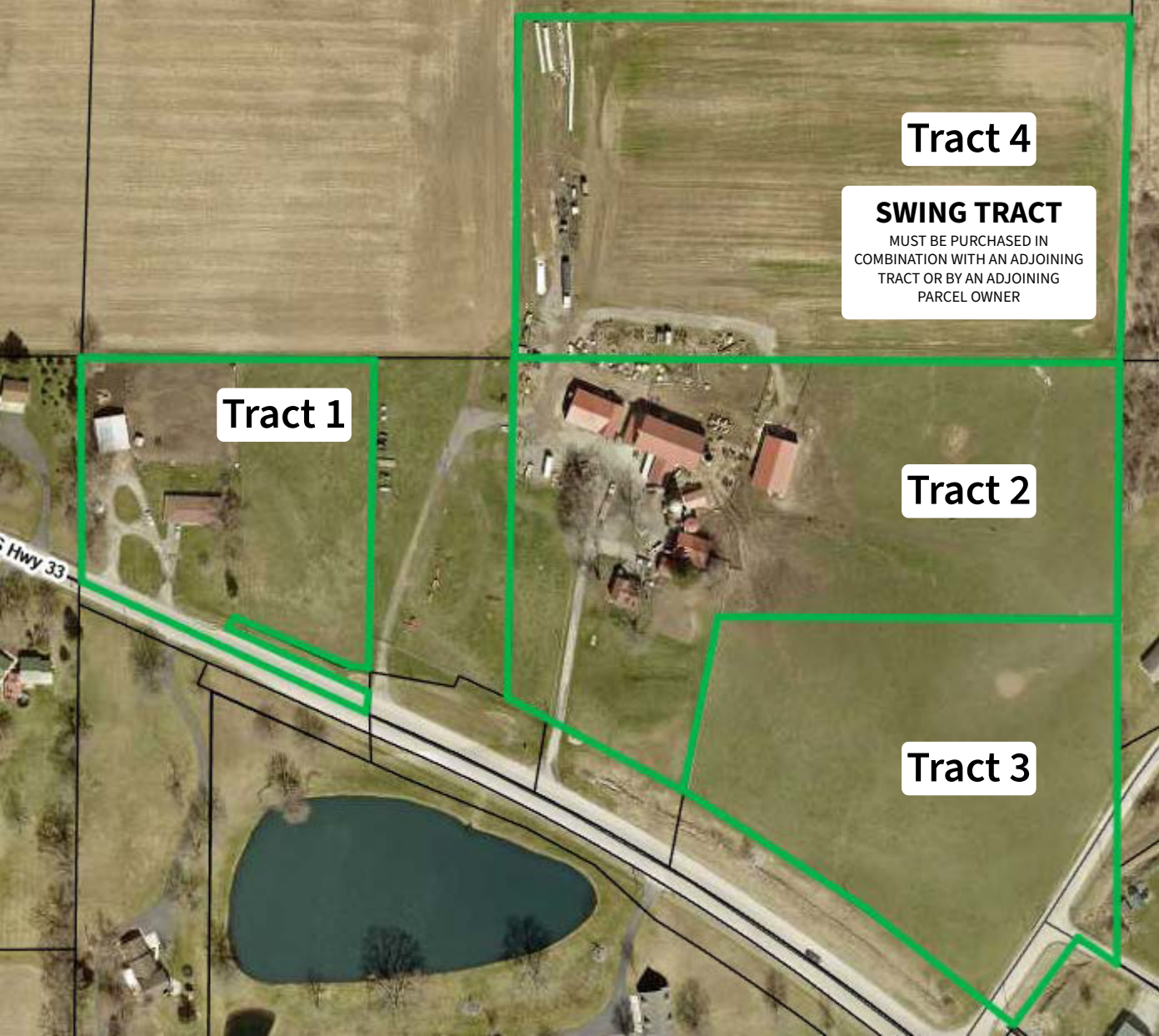


With two homes, multiple farm buildings, livestock facilities, and additional vacant acreage offered across four tracts, this auction presents an opportunity to explore a variety of residential, agricultural, recreational, or investment possibilities! Whether you envision a country home, a hobby farm, an expanded agricultural operation, additional acreage, or the purchase of multiple properties to create a larger country estate, this offering provides a foundation for a variety of plans and future potential. Buyers will have the flexibility to purchase individual tracts, combine properties, or consider the entire offering and bring a new vision to the possibilities. For the buyer who can see the potential in the land, homes, and improvements, this is an opportunity to create something uniquely their own.

This unique opportunity is being offered in 4 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION: Tuesday, December 8th • 6 pm


Tract 4
SWING TRACT
MUST BE PURCHASED IN COMBINATION WITH AN ADJOINING TRACT OR BY AN ADJOINING PARCEL OWNER
Tract 1
Tract 2
Tract 3
Hwy 33

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE LAND AUCTION TERMS

2 Homesteads on 22.58+/- Acres Offered in 4 Tracts!

This property will be offered via an Online Auction on Tuesday, December 8th at 6 pm. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure & 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 Seller & the Buyer and bare land tracts will be adjusted to the exact surveyed acres. A 3% Buyer's Premium will be added on top of the winning bid. An earnest money deposit will be due on the day of the auction with the balance due at closing. The Deposit for the homes, Tract 1 & 2, is $10,000 with the land, Tracts 3 & 4 will be 10% down 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hours via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 15, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $5,736.40.

Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on 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. Any other Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tuesday, December 8, 2026 • Bidding begins closing out at 6 pm est

Open House: Sunday, November 29th from 1-2 pm est

Auction Manager: Justin Nicodemus, call/text 260.246.3778

www.BidMetzger.com

TRACT 1

7775 E US 33, Churubusco, IN 46723



Tract 1 offers the convenience of one-story living with room for country living and livestock interests in this well-maintained 2-bedroom, 2-bath ranch home situated on 2.96+/- acres!



Offering 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.

Inside, the home features an eat-in kitchen along with a separate dining room, providing practical spaces for everyday meals and gatherings. The two bathrooms offer separate shower and bathtub arrangements, adding functionality to the home's layout.



Recent improvements include a new roof with sheeting in 2023, along with a replacement water heater and water softener in 2024, providing additional value and peace of mind.



Outside, the property offers plenty to appreciate, including a 39'x39' barn with concrete floor, a 12'x15' livestock run, and fenced pasture and barnyard areas. The landscaped grounds, attached 2-car garage, and acreage provide a desirable combination of residential comfort and rural functionality.

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

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

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
B-Main	2	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** 5x 9

Water Well **Well Type** Private **Sewer** Septic **Fuel /** Ceiling **Heating** **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

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

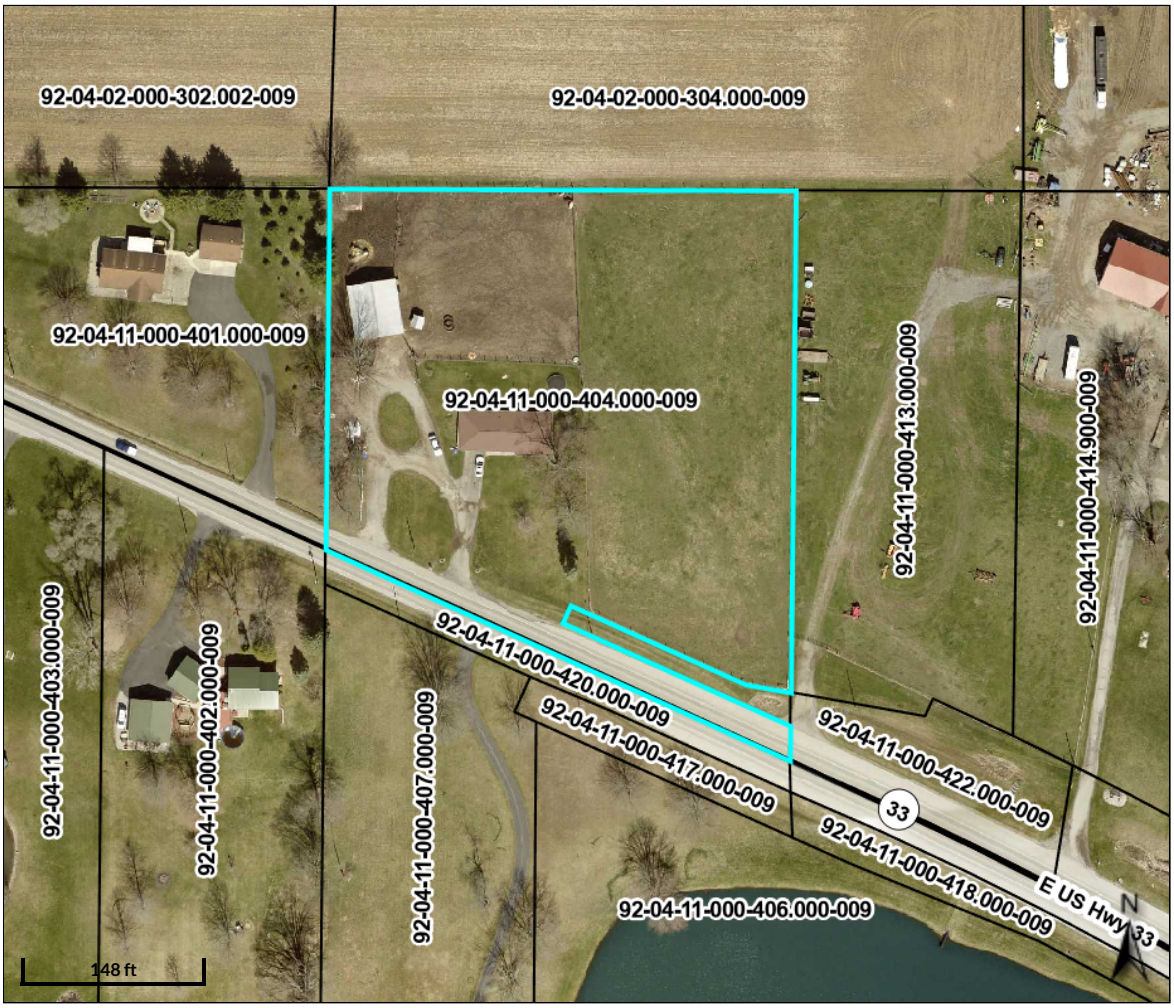
Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Justin **Lic #** AC31300015 **Auction Date** 11/16/2026 **Time** 6:00 **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual 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** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

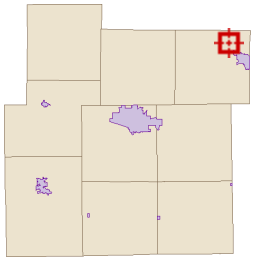
Showing Instr Showingtime or Open House
List Date 11/16/2026 **Start Showing Date** **Exp Date** 2/28/2027 **Owner/Seller a Real Estate Licensee** Yes **Agent/Owner Related** Yes
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to 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 Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
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Beacon™ Whitley County, IN



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-04-11-000-404.000-009	**Alternate ID**	92-04-11-000-404.000-009	**Owner Address**	J&C Nicodemus Family Farms LLC 7865 E US 33 Churubusco, IN 46723
Sec/Twp/Rng	11-32-10	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	7775 E Us 33 Churubusco	**Acreage**	2.965		
District	Smith Township				
Brief Tax Description	N PT E2 NW4 EX 2.86A EX 6.913A EX 3.188A EX .070A S11 T32 R10 2.965A (Note: Not to be used on legal documents)				

Date created: 9/28/2026
Last Data Uploaded: 9/28/2026 7:49:21 AM

Developed by SCHNEIDER GEOSPATIAL

Property address (number and street, city, state, and ZIP code)
7775 E US Hwy 33, Churubusco, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms	X			
Carbon Monoxide Detectors	X			
Switches and Outlets				X
Vent Fan(s)	X			
☐ 60 ☒ 100 ☐ 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment	X			

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	11/1/2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

Property address (number and street, city, state, and ZIP code) 7775 E US 33, Churubusco, IN 46723

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source			X	

	Yes	No	Unknown
2. ROOF			
Age, if known: 3 Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers?			
3. WATER HEATER	X		
Age, if known: 2 Years.			
4. FURNACE			
Age, if known: Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: Years.			
6. HAZARDOUS CONDITIONS	Yes	(No)	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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[signature]	11/1/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code) 7775 E US 33, Churubusco, IN 46723

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?	X		
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(*Use additional pages and attach, if necessary*)

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[signature]	11/1/2026		
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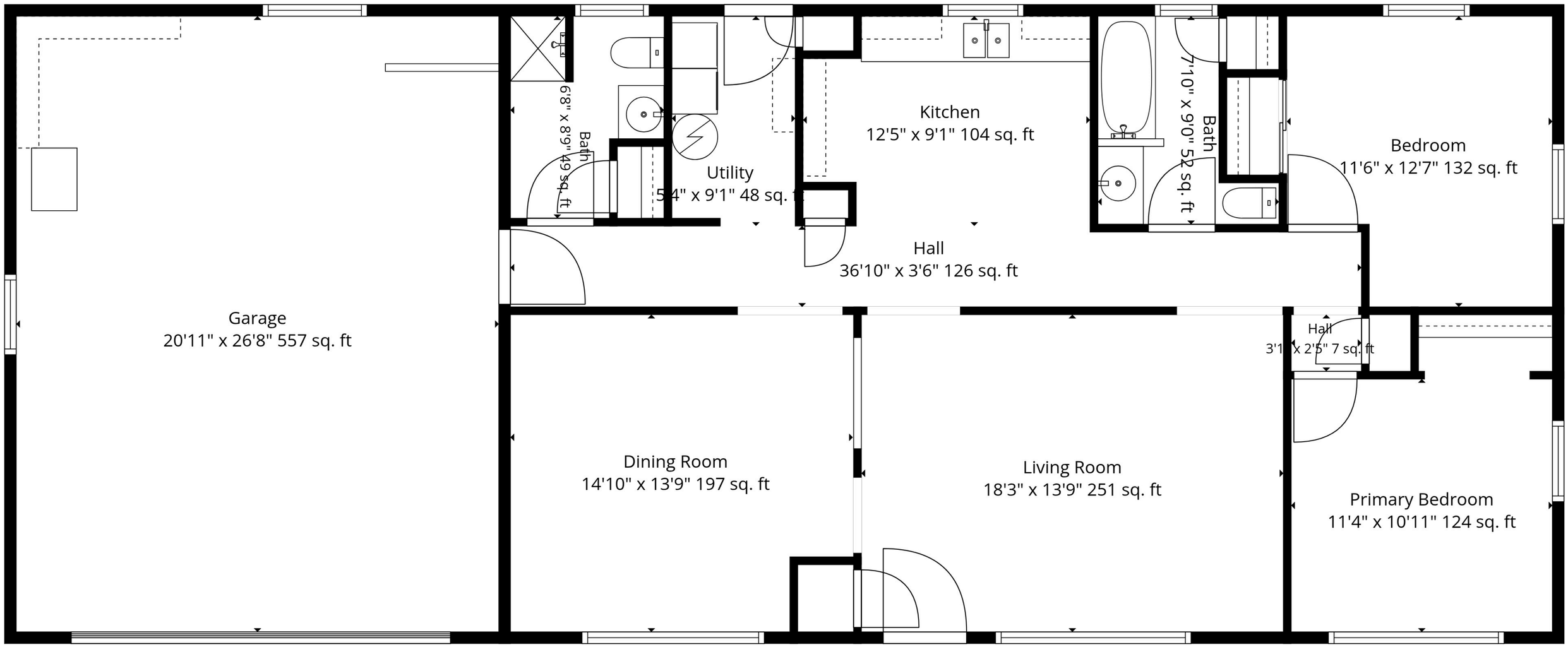


Average Utilities

Utility	Company	Average Amount
Gas		
Electric	Indiana Michigan Power	$ 40/ month
Water	Well	
Septic/Sewer	Septic	
Recent Updates	New Roof in 2023 with sheeting, Water Heater & Water Softener replaced in 2024, Newer automatic cattle water fountain	
Additional Notes		

Items NOT Included/Staying with the Property:

Not Included	Livestock Feeders, Chute working system, or free standing gate panels



Total: 1275 sq. ft

1st Floor: 1275 sq. ft

Excluded Areas: Garage: 592 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

General Information

Parcel Number
92-04-11-000-404.000-009

Local Parcel Number
060-140-00002400

Tax ID:

Routing Number
33

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Whitley

Township
SMITH TOWNSHIP

District 009 (Local 060)
SMITH TOWNSHIP

School Corp 8625
SMITH-GREEN COMMUNITY

Neighborhood 920910-009
SMITH AG & RURAL

Section/Plat
11

Location Address (1)
7775 E US 33
Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2025

Ownership

J&C Nicodemus Family Farms LLC
7865 E US 33
Churubusco, IN 46723

Legal

N PT E2 NW4 EX 2.86A EX 6.913A EX 3.188A EX .070A S11 T32 R10 2.965A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/23/2022	J&C Nicodemus Famil	2022020376	TD	/	$145,000	I
03/04/2003	Nicodemus Family Tru	2003030101	QC	/		I
03/04/2003	NICODEMUS GLEN L	2003030102	QC	/		I
03/05/1993	NICODEMUS BONNIE		WD	9303/126		I
04/15/1991	.070 A SPLIT TO STA		WD	9104/213		I
04/26/1990	SURVEY		WD	9004/390		I

Notes

9/30/2024 RA 25: No change

8/7/2019 RA20: No change per reassessment

1/1/1900 RA16: Reassessment 2016
Removed FLCONC

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/07/2026	As Of Date	04/10/2026	04/15/2025	04/10/2024	04/10/2023	04/07/2022
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	☐	☐	☐	☐	☐
$46,800	**Land**	**$46,800**	**$46,800**	**$46,800**	**$44,700**	**$39,900**
$31,500	Land Res (1)	$31,500	$31,500	$31,500	$30,000	$26,700
$15,300	Land Non Res (2)	$15,300	$15,300	$15,300	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$14,700	$13,200
$157,900	**Improvement**	**$157,900**	**$157,600**	**$149,100**	**$134,100**	**$128,800**
$157,900	Imp Res (1)	$157,900	$157,600	$149,100	$125,900	$120,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$8,200	$8,300
$204,700	**Total**	**$204,700**	**$204,400**	**$195,900**	**$178,800**	**$168,700**
$189,400	Total Res (1)	$189,400	$189,100	$180,600	$155,900	$147,200
$15,300	Total Non Res (2)	$15,300	$15,300	$15,300	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$22,900	$21,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$31,500	$31,500	$31,500	0%	1.0000	100.00	0.00	0.00	$31,500
91	A		0	1.9650	1.00	$7,800	$7,800	$15,327	0%	1.0000	0.00	100.00	0.00	$15,330

Data Source Aerial **Collector** **Appraiser** 09/18/2024 KW

Land Computations

Calculated Acreage	2.96
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.97
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	1.96
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 / Classifed Value	$0
Homesite(s) Value	$31,500
91/92 Value	$15,300
Supp. Page Land Value	
CAP 1 Value	$31,500
CAP 2 Value	$15,300
CAP 3 Value	$0
Total Value	**$46,800**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	20
Finished Area	1288 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] 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

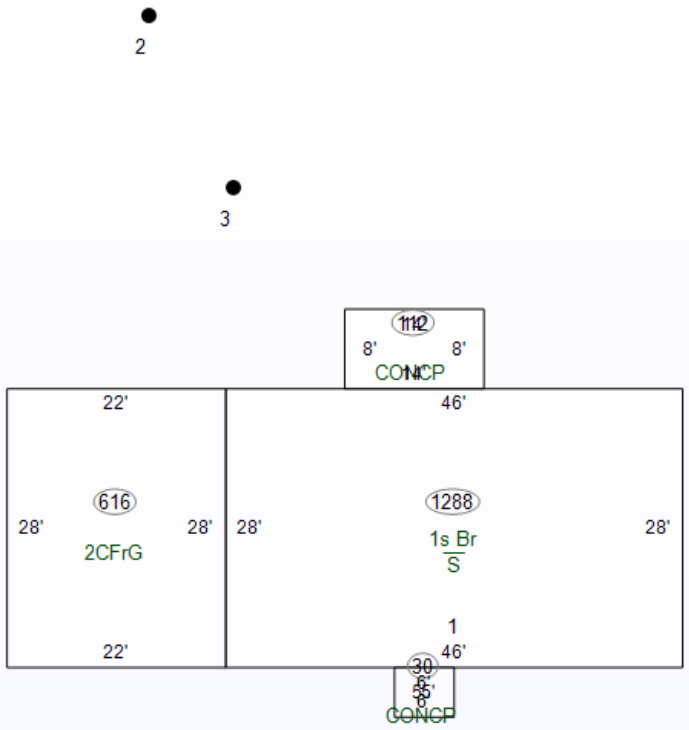
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Heat Pump

Exterior Features

Description	Area	Value
Patio, Concrete	112	$800
Patio, Concrete	30	$200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1288	1288	$168,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1288	0	$0	
				Total Base	$168,600
Adjustments				**1 Row Type Adj. x 1.00**	$168,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$172,800
				Sub-Total, 1 Units	
Exterior Features (+)				$1,000	$173,800
Garages (+) 616 sqft				$26,800	$200,600
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.96
				Replacement Cost	$182,947

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Brick	C-1	1966	1974	52	A		0.96		1,288 sqft	$182,947	40%	$109,770	0%	100%	1.310	1.000	100.00	0.00	0.00	$143,800
2: Barn, Pole (T3) (12x24x6)	1	T31SO	D	1967	1967	59	A	$31.63	0.96		12' x 24' x 6'	$4,352	65%	$1,520	0%	100%	1.000	1.000	100.00	0.00	0.00	$1,500
3: Barn, Pole (T3) (36x40x10	1	T3AW	C	1967	1967	59	F	$33.38	0.96		36' x 40' x 10'	$41,915	70%	$12,570	0%	100%	1.000	1.000	100.00	0.00	0.00	$12,600

TRACT 2

7865 E US 33, Churubusco, IN 46723



Tract 2 brings your country-living dreams and agricultural interests to life with this 1½-story farmhouse situated on 7.47+/- acres. The home offers 3 bedrooms, 1 bathroom, comfortable living spaces, and an impressive collection of farm buildings and livestock facilities, this property presents an opportunity for those seeking a hobby farm, livestock operation, or room to accommodate a variety of interests.

The home features a foyer entry with a wood-burning stove fireplace, an eat-in kitchen, and a separate formal dining room. All three bedrooms are located upstairs, while a partial basement provides additional storage or utility space. An open concrete patio offers an outdoor area for relaxing and enjoying the country setting, and a detached 2-car garage adds everyday convenience.





A major highlight of this property is its extensive collection of agricultural buildings and improvements, offering a variety of uses and possibilities. Improvements include:

- 22'x31' barn office
- 14'x39' barn office addition with wash rack
- 40'x22' corn crib with a 40'x40' addition built in 2014
- Grain bin with sliding door for storage
- 40'x64'x14' barn built in 2019, featuring 4' concrete walls, concrete floor, and concrete apron
- 20'x20' livestock run building
- Chicken coop



The barn facilities also include a livestock washroom and a separate air-conditioned cattle room, adding functionality for livestock-related interests.

Numerous improvements to the home provide additional value, including a new well pump and pressure tank in 2024, a new water softener and dining room windows in 2023, and a roof and furnace replaced in 2018.

Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202646989 **7865 E US 33** **Churubusco** **IN** 46723 **LP** $0



Area Whitley County **Parcel ID** 92-04-11-000-414.900-009 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Smith **Style** One and Half Story **REO** No **Short Sale** No
School District Smith-Green Community **Elem** Churubusco
Intermediate **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
Legal Description PT NE4 NW4 EX .30A S11 T32 R10 7.473A
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 Charming 1 1/2-story farmhouse with 3 bedrooms, 2 baths on 7.47+/-acres Selling via Online Auction on Tuesday, December 8th at 6pm est. This is Tract 1 that provides plenty of room for both everyday living and your favorite hobbies. Multiple outbuildings provide excellent versatility, while the spacious concrete patio is perfect for relaxing or entertaining. The barn is thoughtfully equipped with an office, livestock washroom, and a separate air-conditioned room for cattle, making it ideal for those with 4-H animals & livestock interests. Numerous updates add peace of mind, including a new well pump and pressure tank (2024), new water softener and dining room windows (2023) and a roof and furnace replaced in 2018. Whether you're looking for a small hobby farm, room for livestock, or simply more space to enjoy the country lifestyle, this property offers plenty of opportunity! Open House: Sunday, November 29th from 1-2pm est.

Agent Remarks Auction: Tuesday, December 8th at 6 pm est Open House: Sunday, November 29th from 1-2 pm est Animals onsite. Please DO NOT open any gates. Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 7.4700 / 325,393 / 760x425
Above Gd Fin SqFt 1,379 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 136 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	15	x	13	M
DR	12	x	10	M
FR		x		
KT	12	x	15	M
BK		x		
DN		x		
1B	15	x	16	U
2B	12	x	10	U
3B	12	x	13	U
4B		x		
5B		x		
RR		x		
LF		x		
EX	15	x	7	

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W & 9

Water Well
Well Type Private
Sewer Septic
Fuel / Gas, Forced Air
Heating
Cooling None

AMENITIES Countertops-Laminate, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Landscaped, Patio Open, Range/Oven Hook Up Elec, Tub/Shower Combination, Workshop,

Garage 2.0 / Detached / 22 x 19 / 418.0(
Outbuilding 1 Outbuilding 29 x 27
Outbuilding 2 Barn 81 x 39 3159
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Rolling, 6-9.999, Pasture
Ttl Below Gd SqFt 294 **Ttl Fin SqFt** 1,379 **Year Built** 1890
Bsmt Crawl, Partial Basement, Unfinished **# Rooms** 9
Basement Material Brick, Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	Yes	**Ceiling Fan**	No
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Barb Wire,
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**	Yes

Pool Type
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Freezer, Oven-Convection, Range-Electric, Sump Pump, Water Heater Electric, Water Softener-Owned
FIREPLACE Living/Great Rm, Wood Burning

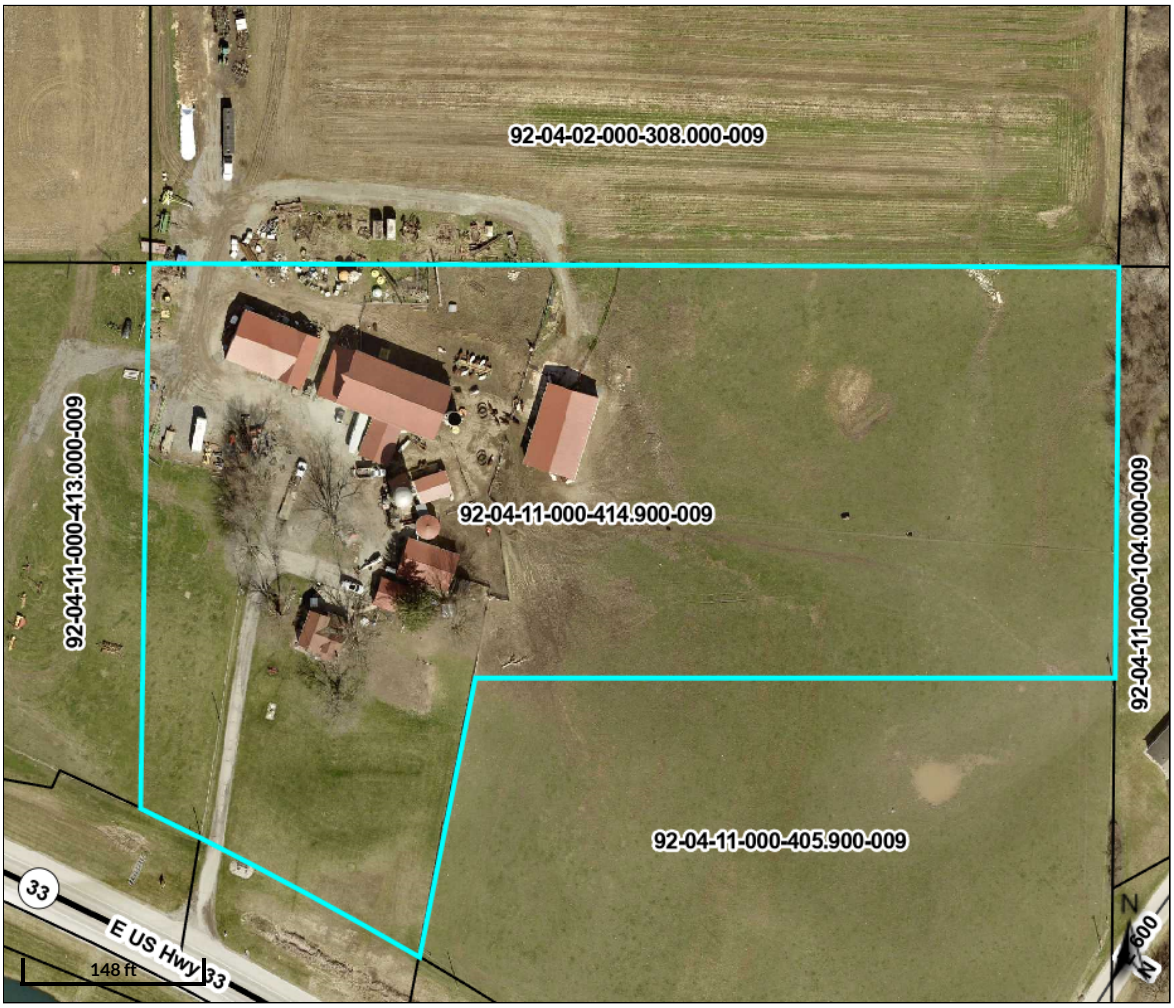
Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Justin **Lic #** AC31300015 **Auction Date** 11/16/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $2,417.86 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

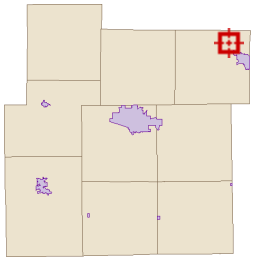
Showing Instr Showingtime or Open House Animals onsite. Please DO NOT open any gates.
List Date 11/16/2026 **Start Showing Date** **Exp Date** 2/28/2027 **Owner/Seller a Real Estate Licensee** Yes **Agent/Owner Related** Yes
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** North door with **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 Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
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Beacon™ Whitley County, IN



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-04-11-000-414.900-009	**Alternate ID**	92-04-11-000-414.900-009	**Owner Address**	Nicodemus, Justin L 7865 E US Highway 33 Churubusco, IN 46723
Sec/Twp/Rng	11-32-10	**Class**	AGRICULTURAL - CASH GRAIN/GENERAL FARM		
Property Address	7865 E Us 33 Churubusco	**Acreage**	7.473		
District	Smith Township				
Brief Tax Description	PT NE4 NW4 EX .30A S11 T32 R10 7.473A (Note: Not to be used on legal documents)				

Date created: 9/28/2026
Last Data Uploaded: 9/28/2026 7:49:21 AM

Developed by SCHNEIDER GEOSPATIAL

Property address (number and street, city, state, and ZIP code)
7865 E US Hwy 33 N, Churubusco, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer			X	
Gas Grill				
Hood			X	
Microwave Oven			X	
Oven				
Range			X	
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)	X			
Garage Door Opener / Controls		X		
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures			X	
Sauna				
Smoke / Fire Alarms	X			
Carbon Monoxide Detectors	X			
Switches and Outlets				X
Vent Fan(s)				
☐ 60 ☒ 100 ☐ 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump				X
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment	X			

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	11/1/2024		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

Property address (number and street, city, state, and ZIP code) 7865 E US 33 N, Churubusco, IN 46723

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning	X			
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove			X	
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: 16 Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers?			
3. WATER HEATER			
Age, if known: 17 Years.			
4. FURNACE			
Age, if known: 8 Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
[signature]	11/01/2024		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

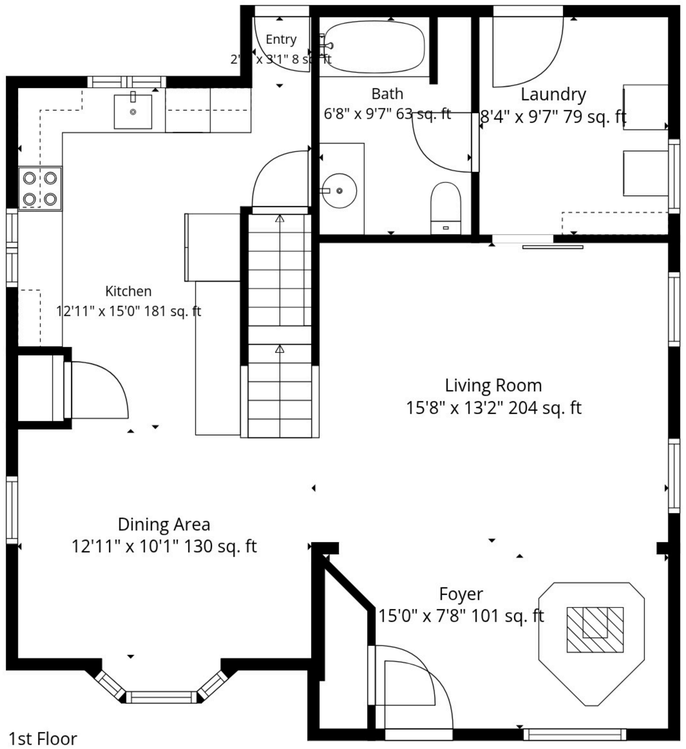


Average Utilities

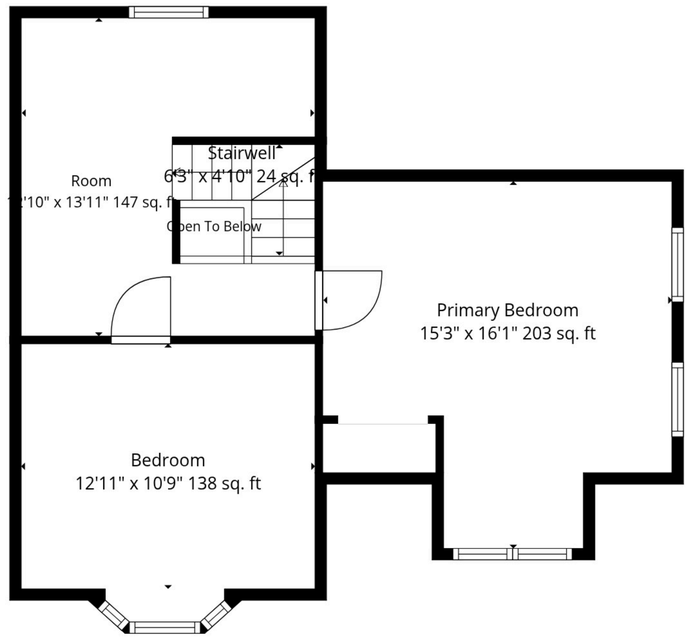
Utility	Company	Average Amount
Gas	NIPSCO	$ 130-190/ month & $30/ month hook up fee
Electric	Indiana Michigan Power - Includes House, Barns & Office	$ 270-400/ month
Water	Well - well pump and pressure tank in 2024	
Septic/Sewer	Septic - installed in 2009, pumped in Spring of 2026	
Recent Updates	New Roof in 2009 and 2018, Barn Roof replaced in 2019, New Water Softener in 2023, New Dining Room windows in 2023, Furnace in 2018	
Additional Notes	Barn has an office, wash room for livestock, and air condition room for cattle. Concrete inside barns. Concrete barnyard. Ritchie automatic fountains. Has new coil for A/C but needs new unit outside to have central air	

Items NOT Included/Staying with the Property:

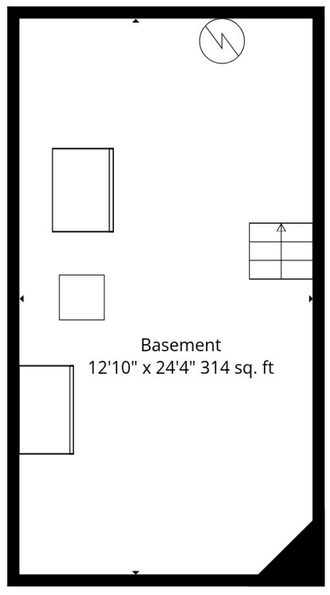
Not Included	Livestock Feeders, Chute working system, or free standing gate panels



1st Floor



2nd Floor



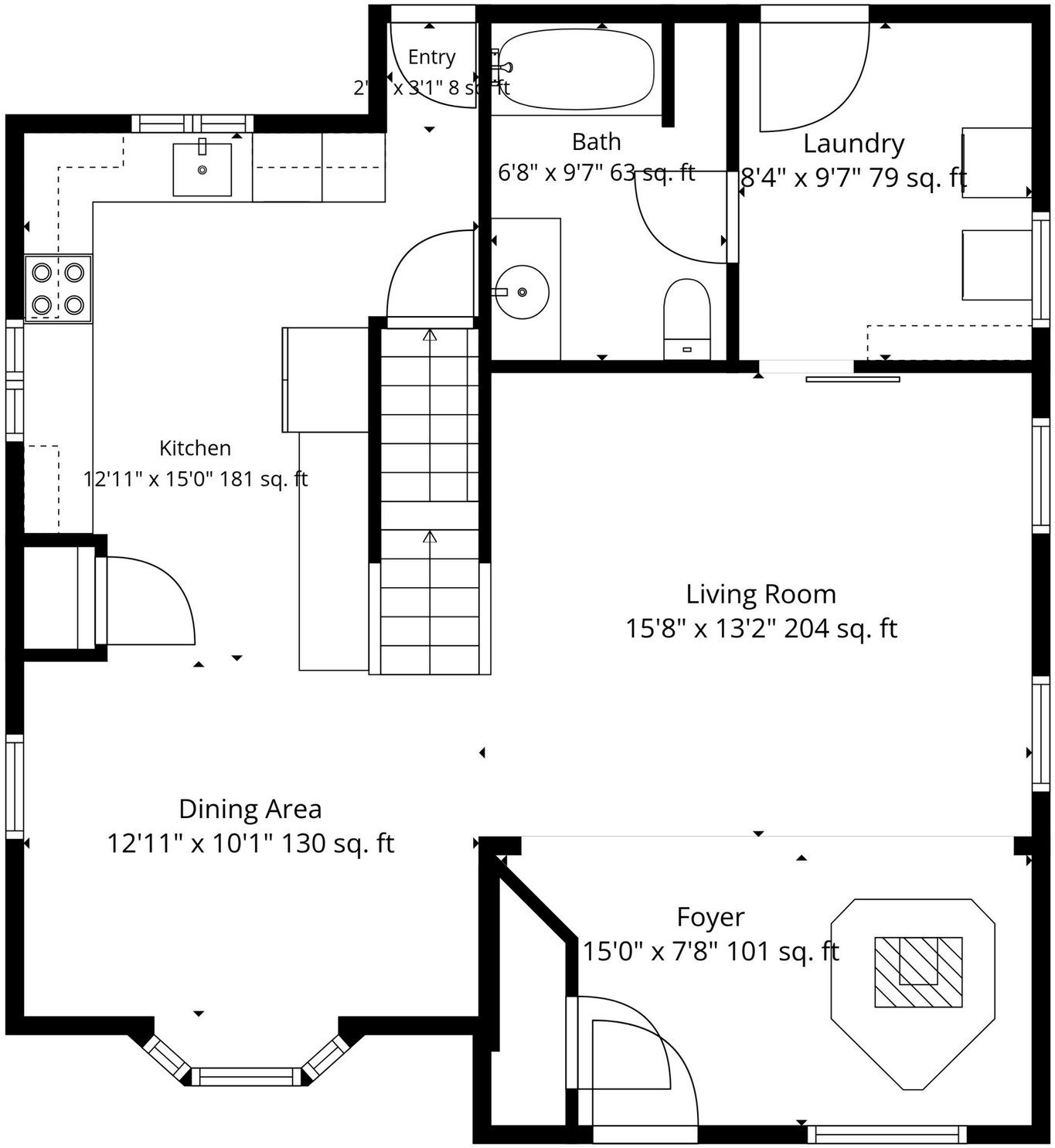
Basement

Total: 1449 sq. ft

Basement: 0 sq. Ft, 1st Floor: 879 sq. Ft, 2nd Floor: 570 sq. ft

Excluded Areas: Basement: 353 sq. Ft, Bay Window: 14 sq. Ft, Stairwell: 30 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

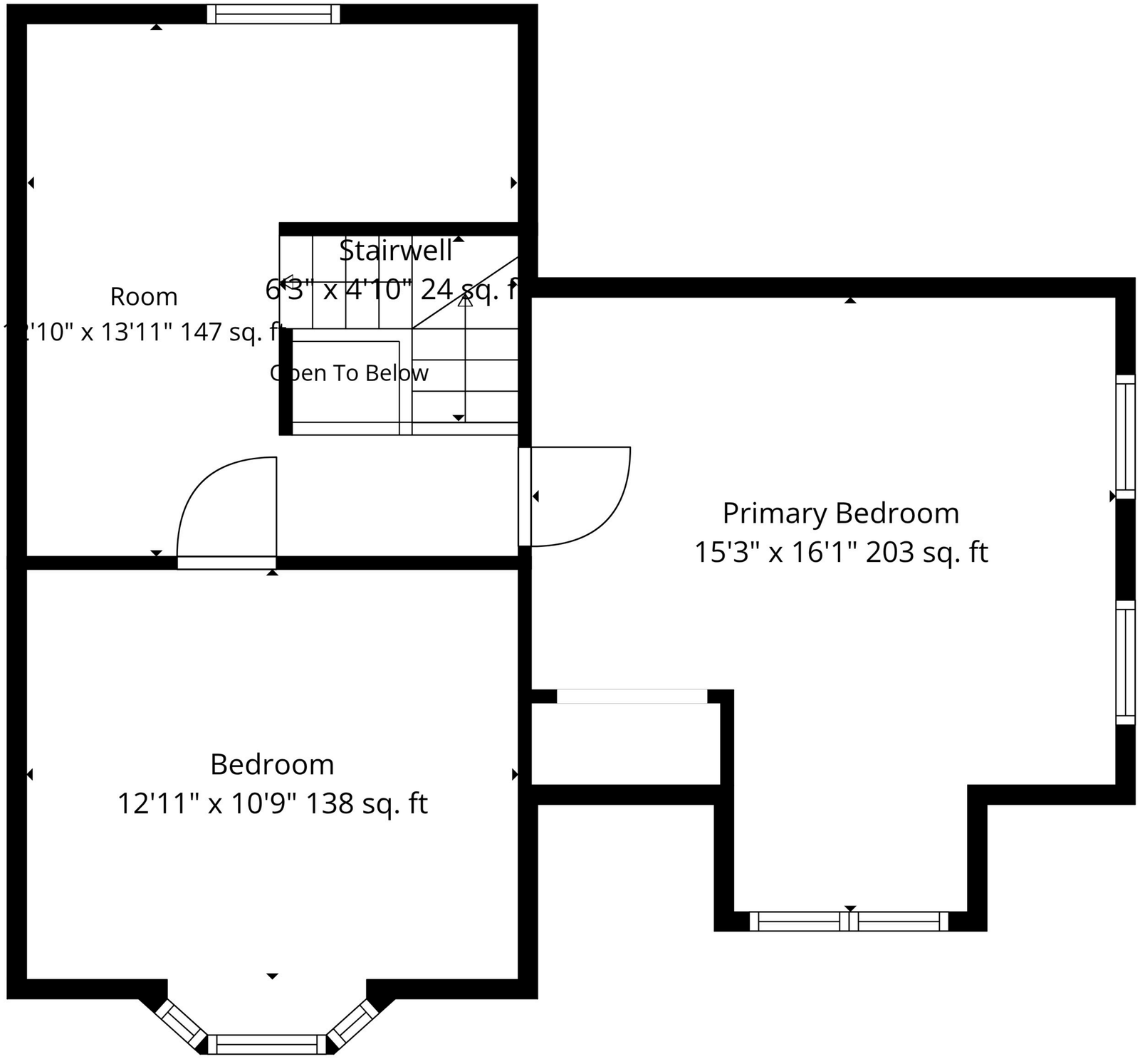


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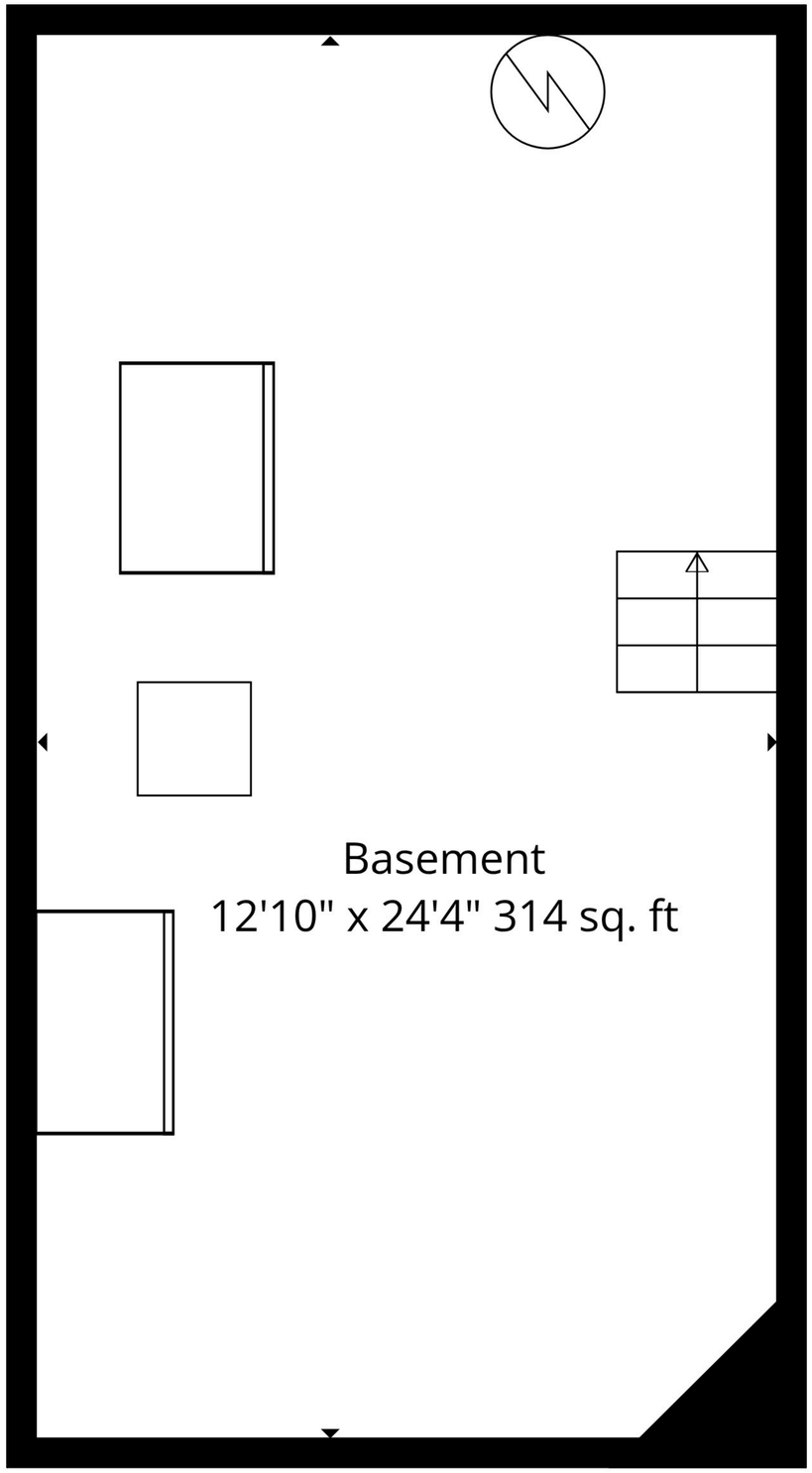


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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Aerial Map



Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 15' 4.83, -85° 20' 19.26

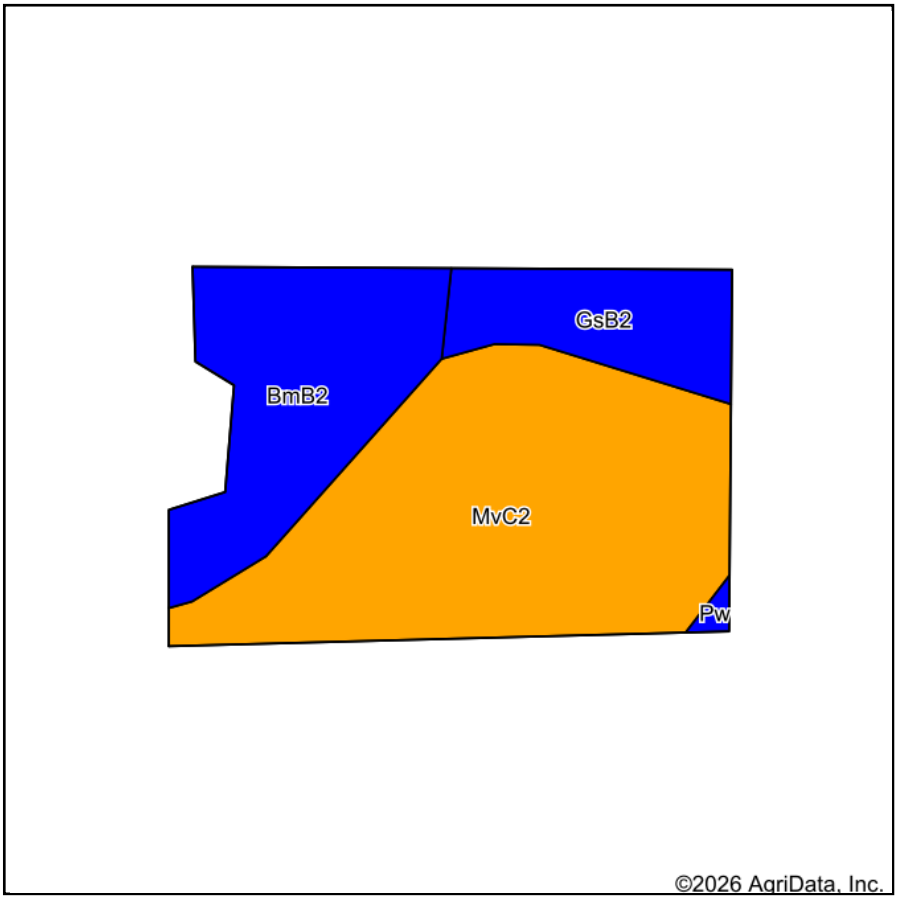
11-32N-10E
Whitley County
Indiana

0ft 485ft 970ft

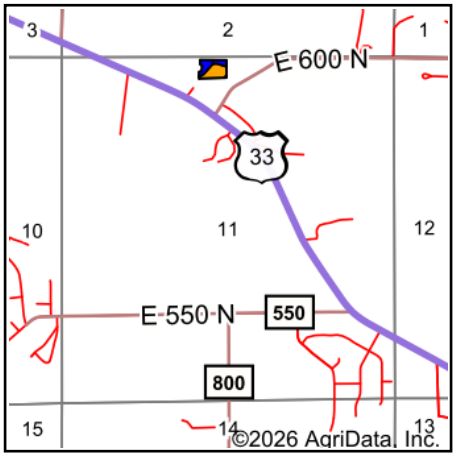
N W E S

11/16/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Whitley**
Location: **11-32N-10E**
Township: **Smith**
Acres: **2.68**
Date: **11/16/2026**

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Maps Provided By:
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N W E S

Area Symbol: IN183, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat
MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.58	59.0%		IIIe		115	18	4			8	40	
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	0.73	27.2%		IIe		137	17	5			9	50	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.37	13.8%		IIe	5	128	18	4	8	78		41	
			Weighted Average		**2.59**	**0.7**	**122.8**	**17.7**	**4.3**	**1.1**	**10.8**	**7.2**	**42.9**	**5**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

General Information

Parcel Number
92-04-11-000-414.900-009

Local Parcel Number

Tax ID:

Routing Number
38

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Whitley

Township
SMITH TOWNSHIP

District 009 (Local 060)
SMITH TOWNSHIP

School Corp 8625
SMITH-GREEN COMMUNITY

Neighborhood 920910-009
SMITH AG & RURAL

Section/Plat
11

Location Address (1)
7865 E US 33
Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2025

Ownership

Nicodemus, Justin L
7865 E US 33 N
Churubusco, IN 46723

Legal

PT NE4 NW4 EX .30A S11 T32 R10 7.473A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/18/2016	Nicodemus, Justin L	2016020259	QC	/		I
07/16/2014	Nicodemus, Glen L &		WD	/		I
01/01/1900	Nicodemus, Glen L &		WD	/		I

Notes

9/30/2024 RA 25: Changed eff year and cond of house

8/7/2019 RA20: Removed feed lot per reassessment

8/7/2019 20p21: Permit date 7/30/2019
1/1/20 added storage bldg

2/26/2016 15p16: 2015 pay 2016
3/1/15 ADDED STORAGE BUILDING ADDITION, CHANGED OFP'S TO EFP'S

2/26/2016 RA16: Reassessment 2016
Gave 50% obso to #2 utility shed and 50% obso to #10 silo

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	AA	AA	AA	AA	AA
04/07/2026	As Of Date	04/10/2026	06/25/2025	04/15/2025	06/26/2024	04/10/2024
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	☐	☑	☐	☑	☐
$40,700	**Land**	**$40,700**	**$40,700**	**$41,900**	**$41,400**	**$41,400**
$31,500	Land Res (1)	$31,500	$31,500	$31,500	$31,500	$31,500
$9,200	Land Non Res (2)	$9,200	$9,200	$10,400	$9,900	$9,900
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$305,100	**Improvement**	**$305,100**	**$238,500**	**$238,500**	**$219,700**	**$219,700**
$147,900	Imp Res (1)	$147,900	$142,100	$142,100	$124,300	$177,300
$600	Imp Non Res (2)	$600	$500	$500	$400	$12,000
$156,600	Imp Non Res (3)	$156,600	$95,900	$95,900	$95,000	$30,400
$345,800	**Total**	**$345,800**	**$279,200**	**$280,400**	**$261,100**	**$261,100**
$179,400	Total Res (1)	$179,400	$173,600	$173,600	$155,800	$208,800
$9,800	Total Non Res (2)	$9,800	$9,700	$10,900	$10,300	$21,900
$156,600	Total Non Res (3)	$156,600	$95,900	$95,900	$95,000	$30,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$31,500	$31,500	$31,500	0%	1.0000	100.00	0.00	0.00	$31,500
4	A	BMB	0	1.2490	0.85	$2,120	$1,802	$2,251	0%	1.0000	0.00	100.00	0.00	$2,250
4	A	GSB2	0	0.4040	0.77	$2,120	$1,632	$659	0%	1.0000	0.00	100.00	0.00	$660
4	A	MVC	0	2.6810	0.68	$2,120	$1,442	$3,866	0%	1.0000	0.00	100.00	0.00	$3,870
4	A	PW	0	0.0370	1.11	$2,120	$2,353	$87	0%	1.0000	0.00	100.00	0.00	$90
4	A	CO	0	0.1470	1.06	$2,120	$2,247	$330	0%	1.0000	0.00	100.00	0.00	$330
71	A	BMB	0	1.8470	0.85	$2,120	$1,802	$3,328	-40%	1.0000	0.00	100.00	0.00	$2,000
82	A	AE	0	0.1080	0.85	$2,120	$1,802	$195	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Aerial **Collector** **Appraiser** 09/18/2024 KW

Land Computations

Calculated Acreage	7.47
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	7.47
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	6.37
Farmland Value	$9,200
Measured Acreage	6.36
Avg Farmland Value/Acre	1445
Value of Farmland	$9,200
Classified Total	$0
Farm / Classifed Value	$9,200
Homesite(s) Value	$31,500
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$31,500
CAP 2 Value	$9,200
CAP 3 Value	$0
Total Value	**$40,700**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	24
Finished Area	1379 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] 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

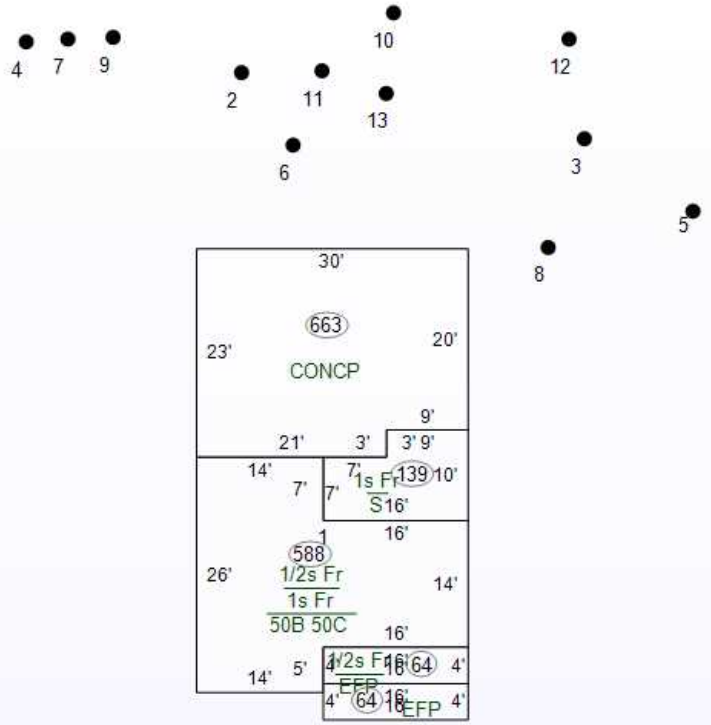
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	663	$5,700
Porch, Enclosed Frame	64	$8,200
Porch, Enclosed Frame	64	$8,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	727	727	$101,200	
2					
3					
4					
1/4					
1/2	1Fr	652	652	$49,400	
3/4					
Attic					
Bsmt		294	0	$29,000	
Crawl		294	0	$3,900	
Slab		139	0	$0	
			Total Base		$183,500
Adjustments			**1 Row Type Adj. x 1.00**		$183,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:727 1/2:652	$5,800
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$193,500
				Sub-Total, 1 Units	
Exterior Features (+)				$22,100	$215,600
Garages (+) 0 sqft				$0	$215,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$186,278

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+2	1890	1970	56	A		0.96		1,673 sqft	$186,278	45%	$102,450	0%	100%	1.310	1.000	100.00	0.00	0.00	$134,200
2: Barn, Bank & Flat (T2) (40	1		D	1910	1910	116	G	$35.78	0.96		40' x 76' x 16'	$97,181	60%	$38,870	50%	100%	1.000	1.000	0.00	0.00	100.00	$19,400
3: Barn, Pole (T3) (28x40x10	1	T3AW	C	1945	1945	81	G	$34.44	0.96		28' x 40' x 10'	$33,321	60%	$13,330	0%	100%	1.000	1.000	0.00	0.00	100.00	$13,300
4: Barn, Pole (T3) (40x40x16	1	T31SO	C	2014	2014	12	A	$27.44	0.96		40' x 40' x 16'	$43,305	25%	$32,480	0%	100%	1.000	1.000	0.00	0.00	100.00	$32,500
5: Barn, Pole (T3) 40x64	1	T3AW	C	2019	2019	7	A	$31.09	0.96		40' x 64' x 16'	$79,266	20%	$63,410	0%	100%	1.000	1.000	0.00	0.00	100.00	$63,400
6: Barn, Pole (T3) R 01	1	T31SO	C	1940	1940	86	A	$29.53	0.96		22' x 30' x 0'	$18,710	65%	$6,550	0%	100%	1.000	1.000	0.00	0.00	100.00	$6,600
7: Corn Crib, Frame (18x40)	1	Drive Thr	C	1936	1936	90	G	$37.56	0.96		18' x40'	$25,961	60%	$10,380	50%	100%	1.000	1.000	0.00	0.00	100.00	$5,200
8: Detached Garage (20x24)	1	Wood Fr	C	1940	1940	86	A	$54.19	0.96	$52.02	20'x24'	$24,971	45%	$13,730	0%	100%	1.000	1.000	100.00	0.00	0.00	$13,700
9: Lean-To (16x40x12)	1	Concrete	C	1930	1930	96	G	$18.38	0.96		16'x40' x 12'	$11,293	60%	$4,520	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,500
10: Silo (10x36)	1	Concrete	C	1935	1935	91	F		0.96		10' x 36'	$16,550	70%	$4,970	75%	100%	1.000	1.000	0.00	0.00	100.00	$1,200
11: Silo (16x45)	1	Reinforc	C	1945	1945	81	F		0.96		16' x 45'	$43,968	70%	$13,190	50%	100%	1.000	1.000	0.00	0.00	100.00	$6,600

Total all pages $305,100 **Total supplemental page** $4,500 **Total this page** $300,600

TRACT 3 & 4

E 600 N, Churubusco, IN 46723 & E US 33, Churubusco, IN 46723

Land Parcels



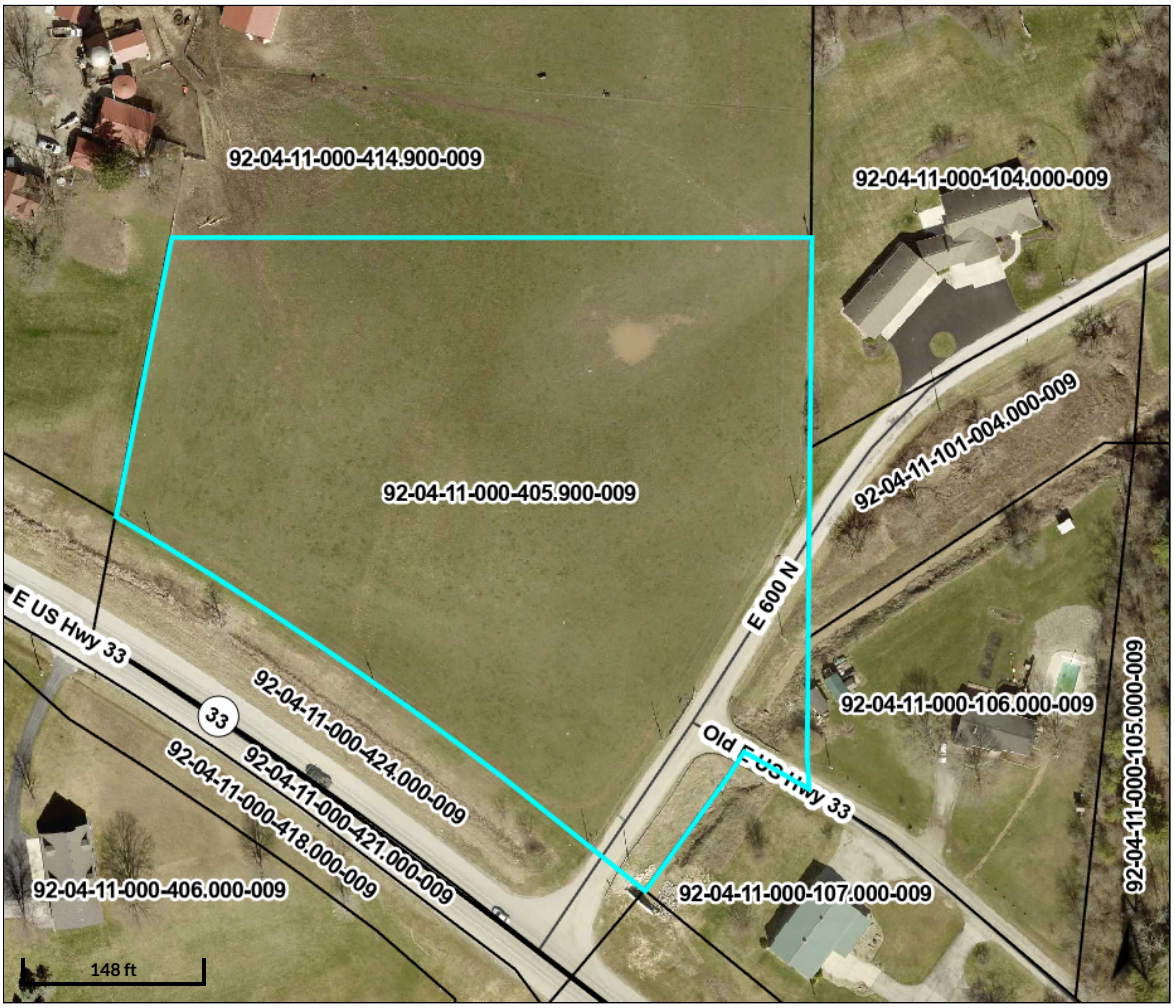
Tract 3 consist of 4.47+/- acres of current pasture land, creating additional flexibility, expansion, future development, additional acreage for existing property interests or explore the possibilities of owning a separate parcel of land.

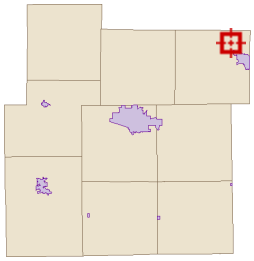


Tract 4 offers 7.40+/- acres of tillable farmland and is designated as a **Swing Tract.** This Tract must be purchased in combination with an adjoining tract or by an adjoining landowner for access purposes.

TRACT 3

Beacon™ Whitley County, IN





Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-04-11-000-405.900-009	**Alternate ID**	92-04-11-000-405.900-009	**Owner Address**	Nicodemus, Justin L 7865 E US Highway 33 Churubusco, IN 46723
Sec/Twp/Rng	11-32-10	**Class**	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	E 600 N Churubusco	**Acreage**	4.469		
District	Smith Township				
Brief Tax Description	PT NE4 NW4 W OF MALONEY DITCH S11 T32 R10 4.469A (Note: Not to be used on legal documents)				

Date created: 9/28/2026
Last Data Uploaded: 9/28/2026 7:49:21 AM

Developed by SCHNEIDER GEOSPATIAL

Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202646994 ***** E 600 N Road** **Churubusco** **IN** **46723** **LP** **$0**



Area Whitley County **Parcel ID** 92-04-11-000-405.900-009 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township SMIT **REO** No **Short Sale** No
School District Smith-Green Community **Elem** Churubusco
Intermediate **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
Legal Description PT NE4 NW4 W OF MALONEY DITCH S11 T32 R10 4.469A
Directions to Property US 30 East to E SR 205, take that to US 33 and head west, property is on the west corner of US 33 and E 600 N

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

Remarks Tract 3 offers 4.47± acres of pasture ground Selling via Online Auction on Tuesday, December 8th at 6 pm est. This property is ready to work for you with fenced pastures and creates additional flexibility, expansion, future development, additional acreage for existing property interests or explore the possibilities of owning a separate parcel of land as a potential building site. Open House: Sunday, November 29th from 1-2 pm est.

Agent Remarks Auction: Tuesday, December 8th at 6pm est Open House: Sunday, November 29th from 1-2 pm est Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of the auction and be present with them at all showings they attend. Client Registration available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 4.4700 / 194,713 / 502x423
Lot Desc Corner, Irregular, Level, 3-5.9999 **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $ $0.00
Type Residential **Road** County **Road** Paved **Road** County

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water None
Water **Channel** **Water**
Auctior Yes **Auctioneer Name** Chad Metzger and Justin Nicodemus **Auctioneer License #** AC31300015
Auction Location Online: BidMetzger.com **Auction Start Date** 11/16/2026
Financin **Existing** **Propose** **Excluded** None
Annual $457.76 **Exemption** **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee Yes **Possessio** Closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr
List Date 11/16/202 **Exp Date** 2/28/2027
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Aerial Map



Metzger Property Services, LLC AC31300015
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Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 15' 0.97, -85° 20' 19.88

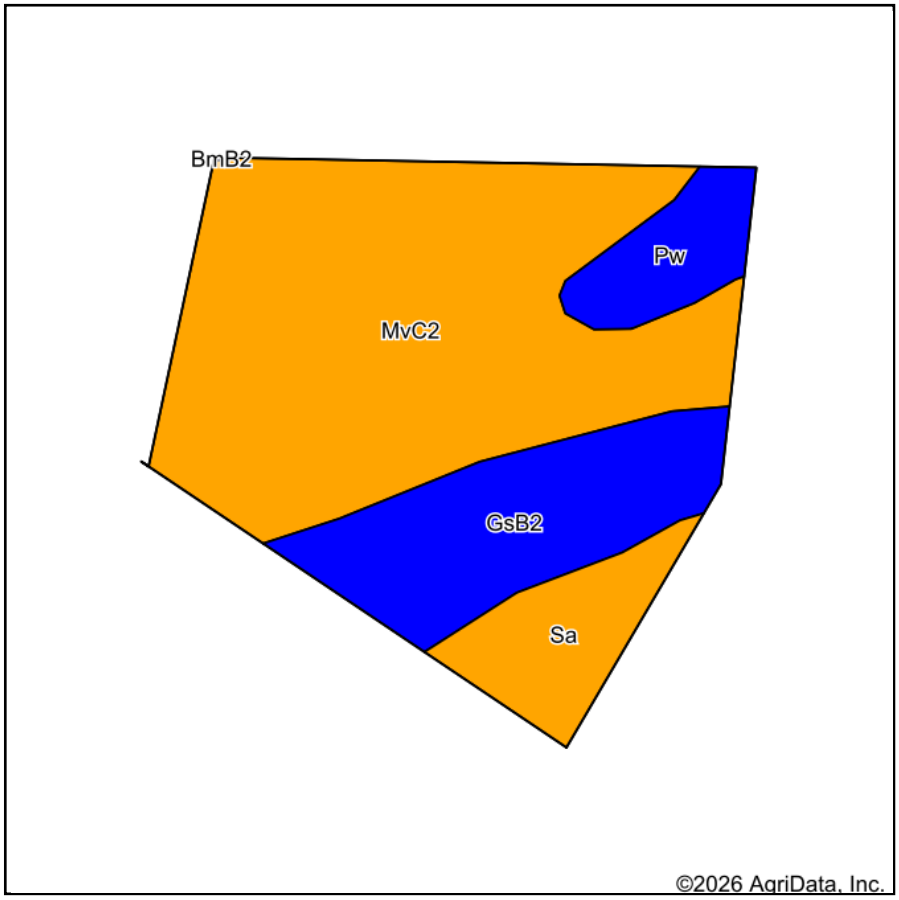
11-32N-10E
Whitley County
Indiana

0ft 485ft 970ft

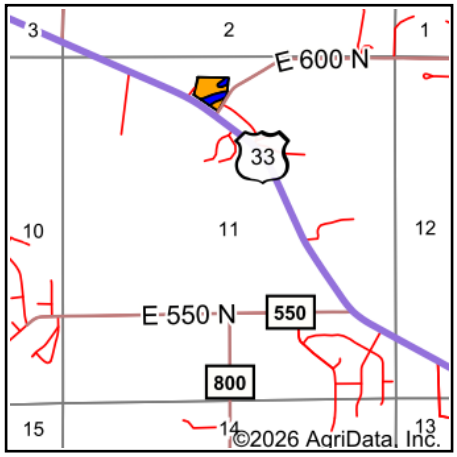
N W E S

11/16/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Whitley**
Location: **11-32N-10E**
Township: **Smith**
Acres: **4.67**
Date: **11/16/2026**

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N W E S

Area Symbol: IN183, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat B
MvC2	Morley loam, 6 to 12 percent slopes, eroded	2.88	61.6%		IIIe		115	18	4			8	40	
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.99	21.2%		IIe	5	128	18	4	8	78		41	
Sa	Saranac silty clay loam, sandy substratum, 0 to 2 percent slopes, frequently flooded	0.46	9.9%		IIIw		97		3	7			34	

Soils data provided by USDA and NRCS.

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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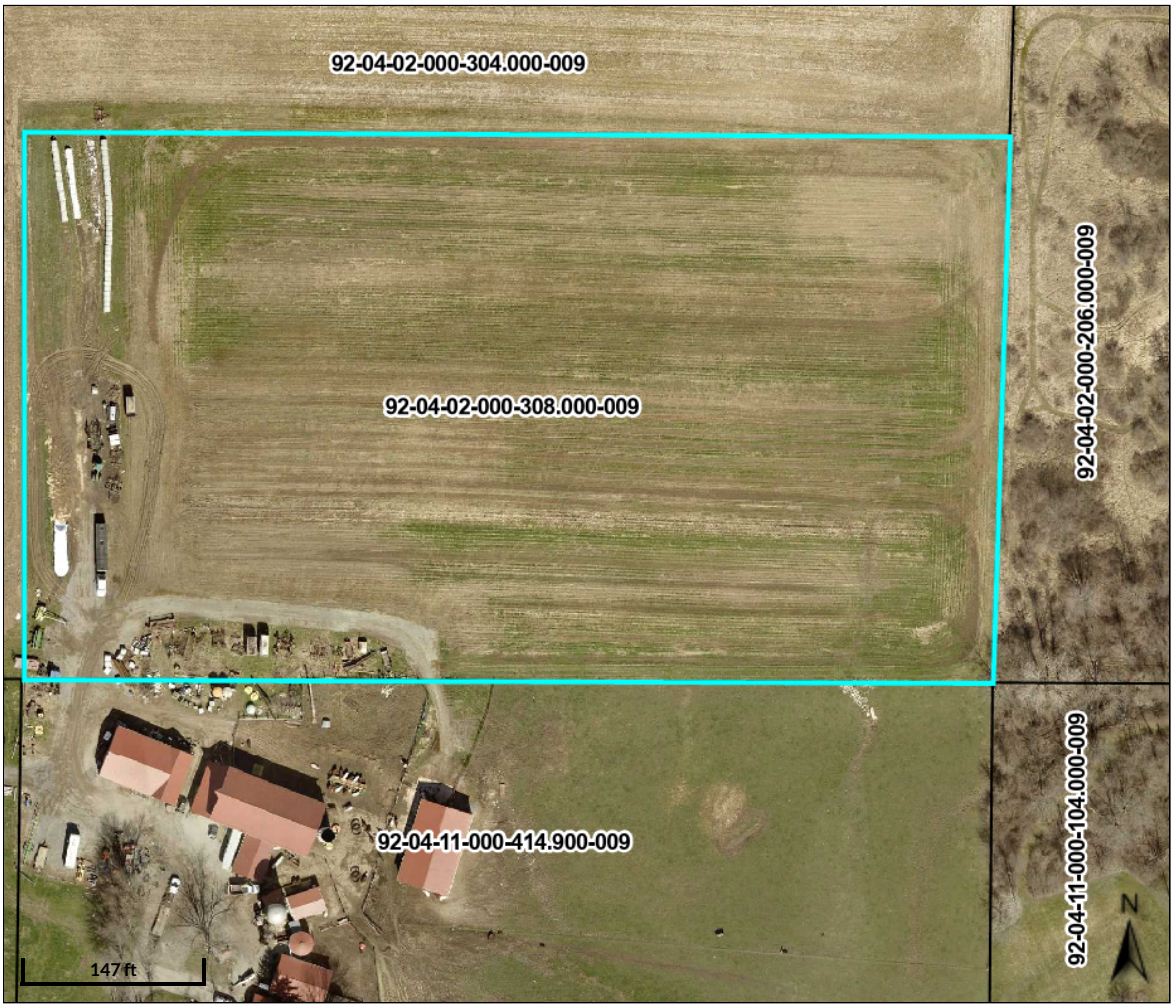
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat B
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.34	7.3%		IIw		157		5	11			47	
			Weighted Average		**2.72**	**1.1**	**119**	**14.9**	**4**	**3.2**	**16.5**	**4.9**	**40.1**	**4**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

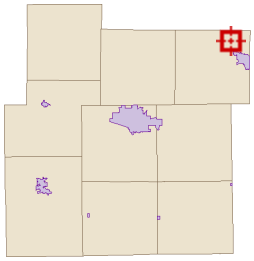
Beacon™ Whitley County, IN

TRACT 4

Swing Tract



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-04-02-000-308.000-009	**Alternate ID**	92-04-02-000-308.000-009	**Owner Address**	Nicodemus, Justin L
Sec/Twp/Rng	02-32-10	**Class**	AGRICULTURAL - VACANT LAND		7865 E US Highway 33
Property Address	E Us 33 Churubusco	**Acreage**	7.4		Churubusco, IN 46723
District	Smith Township				
Brief Tax Description	PT S2 S2 T32 R10 7.4A (Note: Not to be used on legal documents)				

Date created: 9/28/2026
Last Data Uploaded: 9/28/2026 7:49:21 AM

Developed by SCHNEIDER GEOSPATIAL

Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Agricultural Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202646998 ****** E US 33** **Churubusco** **IN** **46723** **LP** **$0**



Area Whitley County **Parcel ID** 92-04-02-000-308.000-009 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township SMIT **REO** No **Short Sale** No
School District Smith-Green Community **Elem** Churubusco
Intermediate **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
Legal Description PT S2 S2 T32 R10 7.4A
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 Tract 4 offers 7.40± acres of tillable farmland & is Selling via online auction on Tuesday, December 8th at 6 pm est. Designed as a Swing Tract - must be purchased in combination with an adjoining tract or by an adjoining parcel owner in order to have access to the property. Come take a look at the Open House: Sunday, November 29th from 1-2 pm est.

Agent Remarks Online Auction: Tuesday, December 8th at 6pm est. Open House: Sunday, November 29th from 1-2 pm est Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of the auction and be present with them at any showings they attend. Client Registration available on bidding site. Swing Tract of Vacant Land - must be purchased in combination with an adjoining tract or by an adjoining parcel owner!

Sec **Lot** **Lot Ac/SF/Dim** 7.4000 / 322,344 / 766x427
Lot Desc Rolling, 6-9.999 **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $ $0.00
Type Agriculture **Road** Other **Road** Other **Road** Other

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water None
Water **Channel** **Water**
Auction Yes **Auctioneer Name** Chad Metzger and Justin Nicodemus **Auctioneer License #** AC31300015
Auction Location Online: BidMetzger.com **Auction Start Date** 11/16/2026
Financing **Existing** **Propose** **Excluded** None
Annual $179.70 **Exemption** **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee Yes **Possession** Closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Showingtime or Open House
List Date 11/16/202 **Exp Date** 2/28/2027
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Aerial Map



Metzger Property Services, LLC AC31300015
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 15' 8.68, -85° 20' 20.85

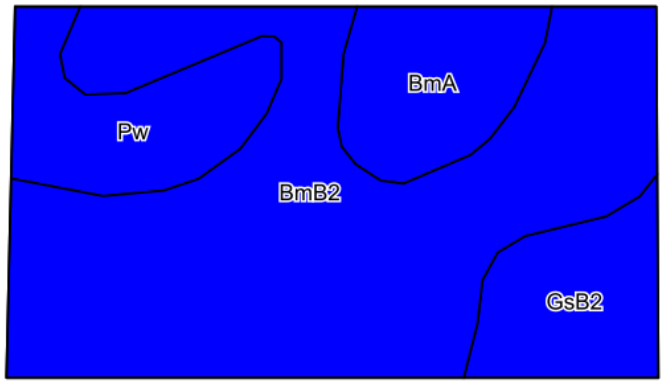
0ft 485ft 970ft

N W E S

2-32N-10E
Whitley County
Indiana

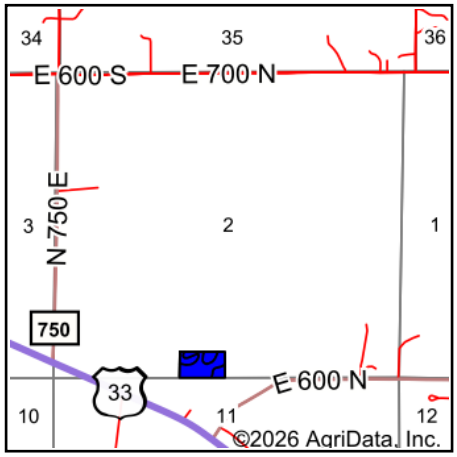
11/16/2026

Soils Map



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Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Whitley**
Location: **2-32N-10E**
Township: **Smith**
Acres: **6.13**
Date: **11/16/2026**

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N W E S

Area Symbol: IN183, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	3.88	63.3%		IIe		137	17	5			9	50	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.81	13.2%		IIw		157		5	11			47	
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	0.73	11.9%		IIw		142	17	5			9	52	

Soils data provided by USDA and NRCS.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	0.71	11.6%		IIe	5	128	18	4	8	78		41	
			Weighted Average		**2.00**	**0.6**	**139.2**	**14.9**	**4.9**	**2.4**	**9**	**6.8**	**48.8**	**5**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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