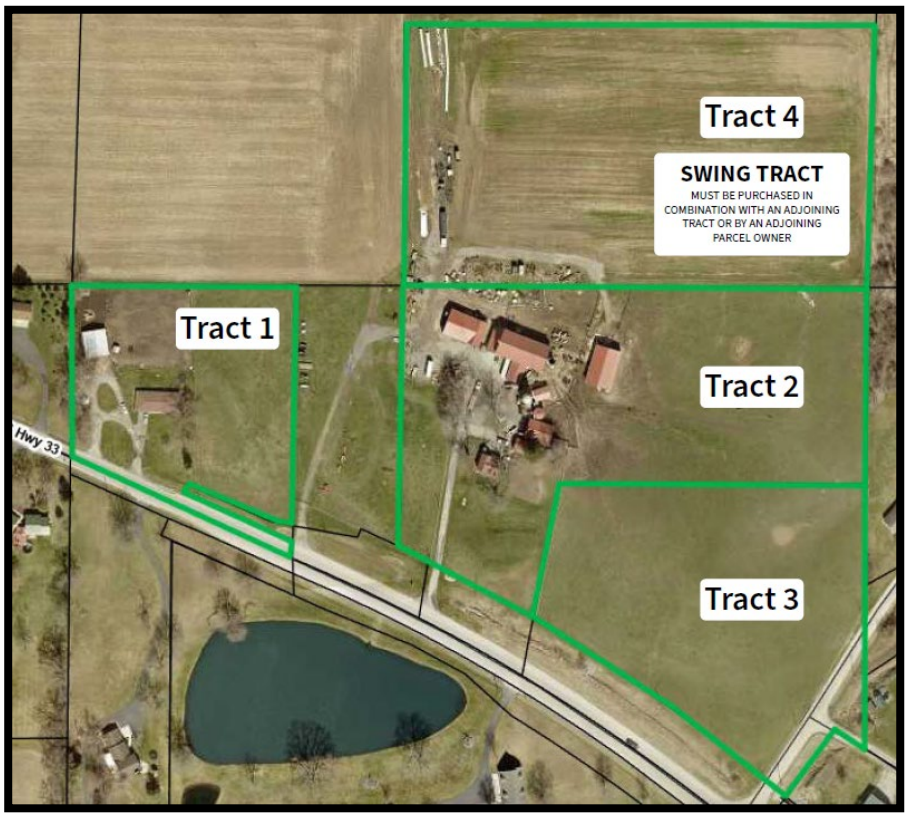
Auction Details

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 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.

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.

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.