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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Thursday, March 3, 2022– Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and 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 Sellers and the Buyer(s). An earnest money deposit of \$2,000.00 down the day of the auction 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. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 8, 2022. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$71.42. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Thursday, March 3, 2022**  
***Bidding begins closing out at 6:00 pm!***

**Property Location: 1874 W. Golden Hills Dr., Peru, IN 46970**  
**Pipe Creek Township • Miami County**

***<https://bidmetzger.com/auctions/>***



**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 02/09/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202204069	1874 W Golden Hills Drive	Peru	IN	46970	Status	Active	LP	\$0
	Area	Miami County	Parcel ID	52-11-05-202-004.000-017					
	Sub	Golden Hill(s)	Cross Street	Site-Built Home					
	Location	City/Town/Suburb	Style	One Story	REO	No	Short Sale	No	
	School District	MACO Elem	Pipe Creek/Maconaquah JrH	Maconaquah	SRH	Maconaquah			
	Legal Description	016-22417-00 GOLDEN HILLS 2ND; 05-26-04; .57 SUBD LOT 9; 31 224 01700							
	Directions	From US 31, head east on Business 31. Turn south onto Golden Hills Dr. Property is on the northeast side of the road as the road							
	Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description			

**Remarks** Ranch Home with 2-Car Attached Garage selling via Online Auction on Thursday, March 3, 2022 -- Bidding begins closing out at 6:00 PM! This home features 3 Bedrooms & 2 Baths on the Main Floor with 2-Car Attached Garage! Rooms are Spacious & Living Room features a large stone fireplace with Hardwood Floors under the carpet! Unfinished Basement has a brick fireplace and would make a great rec room! Laundry hookups on both the main floor & basement level. Great location on a corner lot! Open House: Tuesday, February 22nd 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 3.3.22 6pm Open House: Tues. 2.22.22 5:30-6pm TERMS: \$2,000 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 9	Lot Ac/SF/Dim	0.5700	/ 24,829	/ 200x125	Src N	Lot Des	0-2.9999								
Township	Pipe Creek	Abv Gd Fin SqFt	1,400	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,050	Ttl Fin SqFt	1,400	Year Built	1962					
Age	60	New	No	Date Complete	Ext	Brick	Fndtn	Crawl, Partial Basement	# Rooms	8						
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material									
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes					
LR	x		B-Upper	0	0	Fuel	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	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes					
KT	x		Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No					
BK	x		AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric, Porch Covered, Porch Open, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up												
DN	x															
MB	14 x 14	M														
2B	14 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00		ADA Features	No					
3B	12 x 12	M	Outbuilding	None		x		Alarm Sys-Sec	No	Fence						
4B	x		Outbuilding			x		Alarm Sys-Rent	No	Golf Course	No					
5B	x		Assn Dues		Not Applicable			Garden Tub	No	Nr Wlkg Trails	No					
RR	x		Other Fees					Jet Tub	No	Garage Y/N	Yes					
LF	x		Restrictions					Pool	No	Off Street Pk						
EX	x		Water Access		Wtr Name			Pool Type								
WtrType			Wtr Frtg		Channel Frtg			FIREPLACE	Living/Great Rm, Basement							
Water Features					Lake Type											
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015								

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$71.42

Exemptions

Homestead, Mortgage, Over 65,

Year Taxes Payable 2021

Assessed Value

Is Owner/Seller a Real Estate Licensee No

Possession At 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

Co-List Office

Co-List Agent

Showing Instr Showing time or Open House

Start Showing Date

List Date 2/9/2022

Exp Date 3/31/2022

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. 1.0%

Vari.Rate No

Special List Cond.

None

Virtual Tours: Unbranded Virtual Tour Lockbox Type NONE

Lockbox Location n/a

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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Featured properties may not be listed by the office/agent presenting this brochure.





# 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**



52-11-05-202-004.000-017

General Information

Parcel Number  
52-11-05-202-004.000-017

Local Parcel Number  
0162241700

Tax ID:

Routing Number  
11-05-017-176

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

Year: 2021

Location Information

County  
Miami

Township  
PIPE CREEK TOWNSHIP

District 017 (Local 017 )  
PIPE CREEK TOWNSHIP

School Corp 5615  
MACONAQUAH

Neighborhood 16118-017  
Golden Hills

Section/Plat  
05

Location Address (1)  
1874 W GOLDEN HILLS DRIVE  
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model  
16118-017

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Saturday, April 10, 2021

Review Group

Allman, Alice Ann

Ownership

Allman, Alice Ann  
1874 W Golden Hills Dr  
Peru, IN 46970

Legal

016-22417-00 GOLDEN HILLS 2ND 05-26-  
04 .57 SUBD LOT 9  
31 224 01700



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2021	As Of Date	04/05/2021	01/01/2020	04/10/2019	06/12/2018	05/02/2017
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$23,900	Land	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$23,900	Land Res (1)	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$90,400	Improvement	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$90,400	Imp Res (1)	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,300	Total	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$114,300	Total Res (1)	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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. %	Res Elig %	Market Factor	Value
9	A		0	0.5670	1.43	\$29,500	\$42,185	\$23,919	0%	100%	1.0000	\$23,920

Data Source External Only

Collector

Appraiser 02/11/2018 Brian

1874 W GOLDEN HILLS DRIVE 511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I  
01/01/1900 Allman, Alice Ann WD / \$0 I

Res

Golden Hills/16118-017

Notes

Land Computations

Calculated Acreage	0.57
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.57
91/92 Acres	0.00
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 / Classified Value	\$0
Homesite(s) Value	\$23,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$23,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,900

2/2

Heat Type  
Central Warm Air

Specialty Plumbing		
Description	Count	Value

	Total Base	\$127,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$127,500</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$4,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1400	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	7 – 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

	<b>Sub-Total, One Unit</b>	\$140,800
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$3,100	\$143,900
Garages (+) 576 sqft	\$17,500	\$161,400
Quality and Design Factor (Grade)		1.05
	Location Multiplier	0.88
	<b>Replacement Cost</b>	<b>\$149,134</b>

\$90,400



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