

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Blue Lake Opportunity: Lakefront Home + Garage on Extra Lot Offered via Online Auction in 2 Tracts - Thursday May 28th • 7 pm

Get on Blue Lake Just in time for Summer!



TRACT 1: Features a rare opportunity with two homes on one lakefront parcel. The lower home has been recently remodeled with an open-concept layout and new kitchen, creating an ideal space for entertaining.

With several finishing touches remaining, most materials to complete the bedrooms and bathroom are already on-site and included—offering a unique

chance to add your personal style and build instant equity. Bring your vision & finish how you would like! Enjoy lake life from the wrap-around deck overlooking peaceful water views, along with a clean, private beach perfect for swimming, relaxing, and lakeside gatherings.

The upper home, located near the road, adds incredible flexibility—ideal for guests, extended family, or potential rental income.

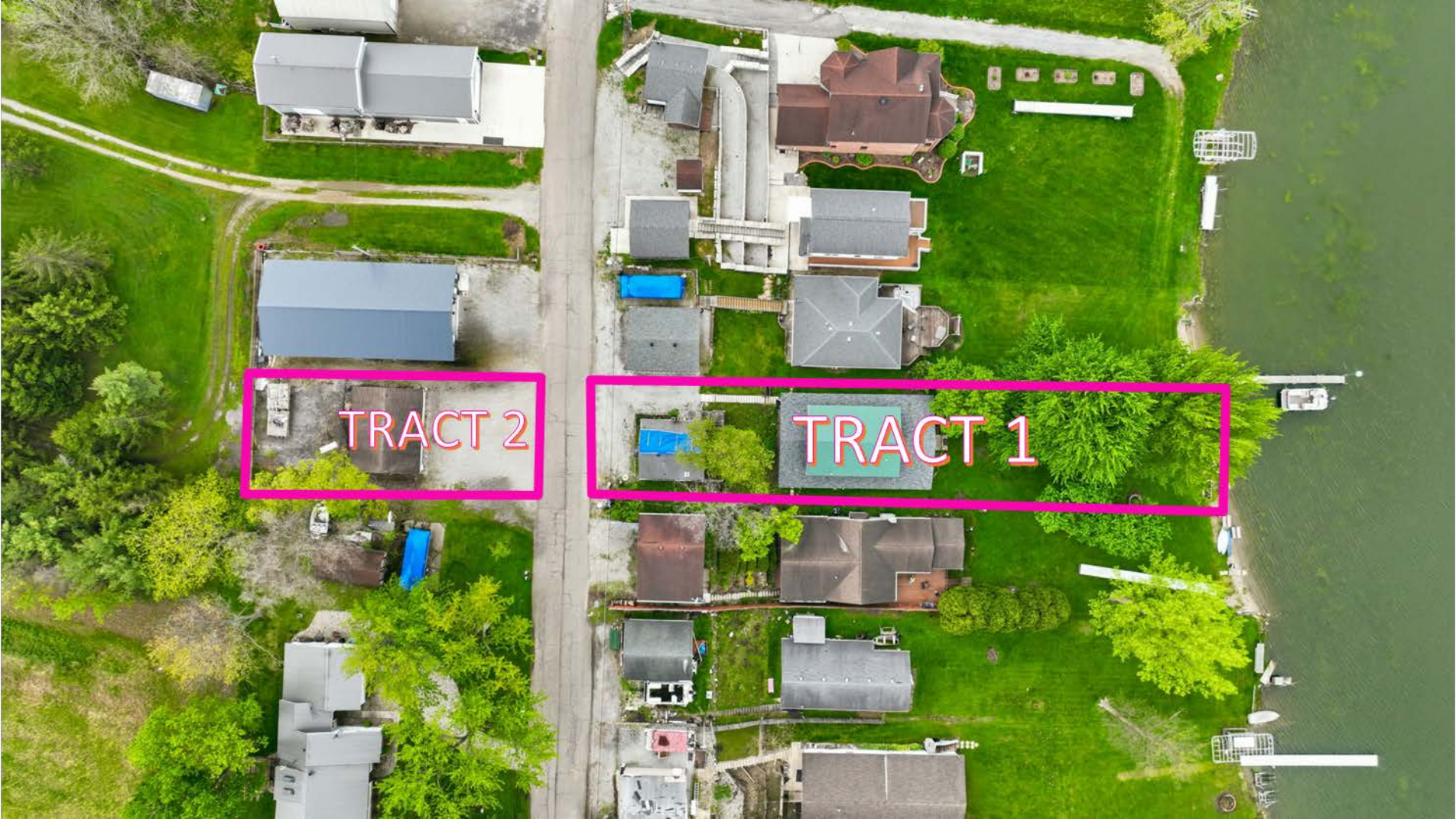


TRACT 2: Hard-to-Find Lake Storage Opportunity on Blue Lake! Features a valuable garage and additional lot located just across the street from the lakefront home, providing the extra space every lake owner needs—but rarely finds. Ideal for storing boats, jet skis, lawn equipment, and all your lake gear, this property offers convenient parking and storage solutions in an area where space is often limited.

Whether you're looking to keep your waterfront clutter-free or need a dedicated space for hobbies and equipment, this tract delivers flexibility and functionality. The extra lot also provides added room for parking, outdoor use, or future possibilities—making it a smart investment on its own or the perfect complement to Tract 1.

Bid on each tract individually or combine them together for the ultimate Blue Lake setup. Come See for Yourself at the Open House: Sunday, May 24 | 1–2 PM

Auction Manager: Tim Holmes, call/text: 260.580.5473

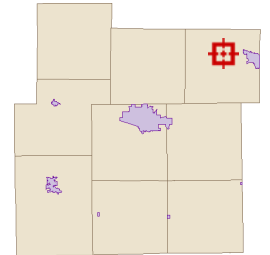


TRACT 2

TRACT 1



Overview



Legend

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

Date created: 4/23/2026
 Last Data Uploaded: 4/23/2026 11:26:31 AM
 Developed by

TRACTS 1 & 2 AERIAL

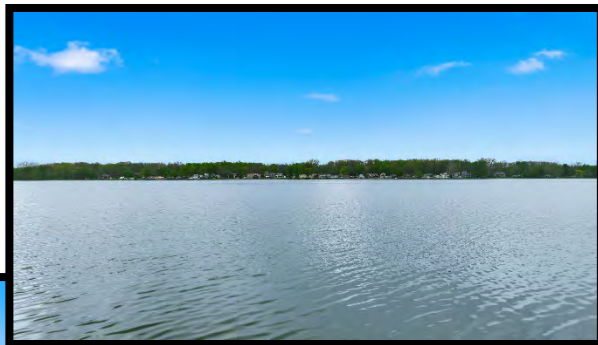
Lakefront Home with Wrap-Around Porch, Second Home & Extra Lot with Garage on Blue Lake!

6685 E. Harrold Rd., Churubuso, IN 46723



Lakefront Home & Extra Lot with Garage

- 3 bedrooms, 2.5 Baths
- Updated, Open Concept Layout
- New Kitchen with Stainless Appliances
- Wrap-Around Porch – Perfect Spot to Relax & take in the peaceful water views!
- Materials Stay with the Home to Finish to the way you want!
- Second Home – unique opportunity for additional guest space, or potential rental income
- Extra Lot & Garage Across Road adds Storage & Parking Opportunities



TRACT 1

Lakefront Home



Real Estate • Auctions • Appraisals



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202616122	6685 E Harrold Road	Churubusco	IN	46723	LP	\$0
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Area	Whitley County	Parcel ID	92-04-15-603-012.000-009	Type	Site-Built Home	Waterfront	Yes
Sub	Other	Cross Street		Bedrms	3	F Baths	2
Township	Smith	Style	Two Story	REO	No	Short Sale	No
School District	Smith-Green Community			Elem	Churubusco		
Intermediate		JrH	Churubusco Jr/Sr	SrH	Churubusco Jr/Sr		
Legal Description	LOT 12 FRANK HARROLD'S FIRST ADDITION SM FRL PT W2 NW4 S15 T32 R10 .08A						
Directions to Property	N Blue Lake Road to E Harrold Road, home on right side of road.						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Get on Blue Lake just in time for summer! Choose from a lakefront home or garage with extra lot—both offered via online auction: Thursday, May 28th at 7 PM. Tract 1 features a rare opportunity with two homes on one lakefront parcel. The lower home has been recently remodeled with an open-concept layout and new kitchen, creating an ideal space for entertaining. With several finishing touches remaining, most materials to complete the bedrooms and bathroom are already on-site and included—offering a unique chance to add your personal style and build instant equity. Bring your vision & finish how you would like! Enjoy lake life from the wrap-around deck overlooking peaceful water views, along with a clean, private beach perfect for swimming, relaxing, and lakeside gatherings. The upper home, located near the road, adds incredible flexibility—ideal for guests, extended family, or potential rental income. Bid on this tract individually or combine it with Tract 2 (garage and additional lot across the street) for expanded possibilities. Open House: Sunday, May 24 | 1–2 PM

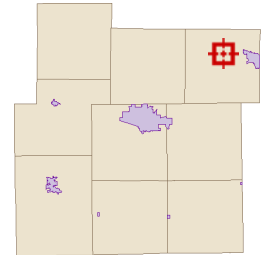
Agent Remarks Online Auction: Thursday, May 28th - 7 pm Open House Sunday, May 24, 2026, 1–2 pm A 4% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.2700 / 11,761 / 248x45	Lot Desc	Rolling, Waterfront, 0-2.9999, Waterfront-Level Bank
Above Gd Fin SqFt	1,750	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	0
Age	66	New Const	No	Ttl Fin SqFt	1,750
		Date Complete		Year Built	1960
		Ext	Vinyl	Bsmt	Crawl
				# Rooms	6
Room Dimensions		Baths	Full	Half	Water
RM DIM	LVL	B-Main	2	1	Well
LR	18 x 15	M	B-Upper	0	0
DR	11 x 9	M	B-Blw G	0	0
FR	x		Laundry Rm	Main	Heating
KT	15 x 15	M	Laundry L/W	8 x 8	Cooling
BK	x		AMENITIES	Ceiling Fan(s), Deck Covered, Deck on Waterfront, Eat	
DN	9 x 6	M		-In Kitchen, Foyer Entry, Kitchen Island, Open Floor Plan, Range	
1B	19 x 12	M		/Oven Hook Up Elec, Split Br Floor Plan, Tub/Shower Combination,	
2B	10 x 11	M			
3B	10 x 11	M	Garage	/	/ x /
4B	x		Outbuilding 1	None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues	Frequency	Not Applicable
LF	x		Other Fees		
EX	x		Restrictions		
Water	Lakefront	Wtr Name	Blue Lake	Water Frontage	45.00
Water	Pier/Dock, Private Beach, Deeded			Channel Frontage	0.00
				Water Type	Lake
				Lake Type	Ski Lake
Auctioneer Name	Chad Metzger & Tim Holmes	Lic	AC31300015	Auction Date	5/1/2026
Financing: Existing		Proposed		Time	7:00
Annual	\$1,678.10	Exemptions		Location	BidMetzger.com
Possession	At closing			Excluded Party	None
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	Assessed Value	
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team	
Co-List Office		Co-List Agent			
Showing	Showingtime or Open House				
List Date	5/1/2026	Start Showing Date		Exp Date	10/30/2026
Seller Concessions Offer Y/N		Seller Concession Amount \$		Owner/Seller a Real Estate	No
Contract Type	Exclusive Right to Sell			Agent/Owner Related	No
Virtual		Lockbox	None	Special List Cond.	None
Pending Date		Closing Date		Type of Sale	
Ttl Concessions Paid		Sold/Concession		How Sold	
Sell Office		Sell Agent		Conc Paid By	
Co-Sell Office		Co-Sell Agent			
Presented by:	Tiffany Reimer - Cell: 260-571-7910				

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.



Overview



Legend

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

TRACT 1 AERIAL

Property address (number and street, city, state, and ZIP code)

6685 E. Harold Rd. Churubusco, IN 46723

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		<input checked="" type="checkbox"/>	
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 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites or rodents?			
Have any structures been treated for wood destroying insects?			
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?			
Do you currently pay flood insurance?			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate salesperson or broker?			
Is there any threatened or existing litigation regarding the property?			
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Is the property located within one (1) mile of an airport?			

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 agent, 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/yy) 4-11-26	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) 4-11-26	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

92-04-15-603-012.000-009

Knecht, Christopher P & Alexis

6685 E Harrold Rd

510, 1 Family Dwell - Platted Lot

BLUE LAKE - LAKEFRONT 1/4

General Information

Parcel Number 92-04-15-603-012.000-009

Local Parcel Number 060-200-00004245

Tax ID:

Routing Number 90

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920921-009 BLUE LAKE - LAKEFRONT

Section/Plat

Location Address (2) 6685 E Harrold Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 1, 2025

Review Group 2025

Ownership

Knecht, Christopher P & Alexis Christin 6685 E Harrold Rd Churubusco, IN 46723

Legal

LOT 12 FRANK HARROLD'S FIRST ADDITION



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/30/2023 to 04/04/2003.

Notes

7/24/2024 RA 25: changed effective year and cond, added wrap-around porch on R01 changed effective year and cond on R02
9/13/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 added wddk to residential record #1

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: 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. Row shows values for F, F, 45, 45x180, 1.18, \$616, \$727, \$32,715, -10%, 1.0000, 100.00, 0.00, 0.00, \$29,440.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.19), Actual Frontage (45), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$29,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,400).

Data Source Aerial

Collector

Appraiser 07/11/2024 KW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 29
Finished Area 1750 sqft
Make

Floor Finish

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

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	1357	\$48,200

Plumbing

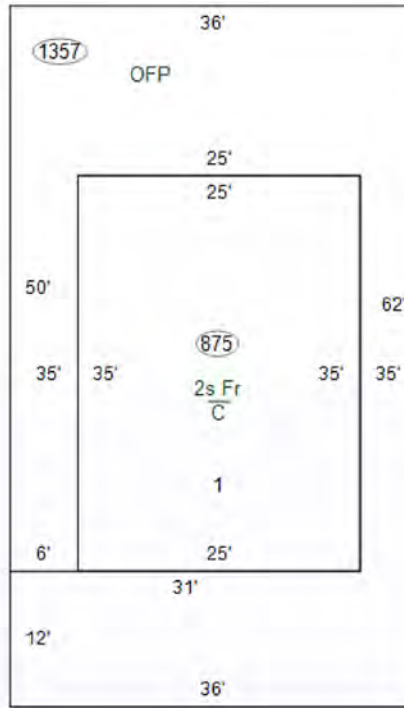
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	875	875	\$94,800	
2	1Fr	875	875	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		875	0	\$7,100	
Slab					

Total Base \$149,800

Adjustments 1 Row Type Adj. x 1.00 \$149,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:875 2:875 \$6,300
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$158,500

Sub-Total, 1 Units

Exterior Features (+)	\$48,200	\$206,700
Garages (+) 0 sqft	\$0	\$206,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$178,589

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	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	2	Wood Fr	D+2	1920	1980	45	A			0.96		1,750 sqft	\$178,589	38%	\$110,730	0%	100%	1.670	1.000	100.00	0.00	0.00	\$184,900

General Information

Occupancy Single-Family
Description Single-Family R 02
Story Height 1
Style 19
Finished Area 528 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	252	\$5,400

Plumbing

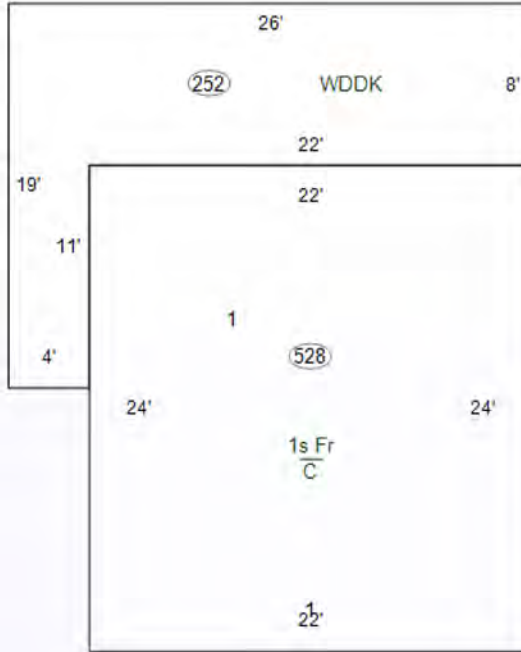
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	528	528	\$66,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	528	0	\$5,900	
Slab				

Total Base \$72,200

Adjustments 1 Row Type Adj. x 1.00 \$72,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$72,200

Sub-Total, 1 Units

Exterior Features (+) \$5,400 \$77,600

Garages (+) 0 sqft \$0 \$77,600

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.96

Replacement Cost \$52,147

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	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 02	1	Wood Fr	D-1	1930	1960	65	F			0.96		528 sqft	\$52,147	60%	\$20,860	0%	100%	1.670	1.000	100.00	0.00	0.00	\$34,800

General Information

Parcel Number 92-04-15-000-509.000-009

Local Parcel Number 060-200-00004250

Tax ID:

Routing Number 91

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920921-009 BLUE LAKE - LAKEFRONT

Section/Plat 15

Location Address (1) E Harrold Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 1, 2025

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Legal

SM FRL PT W2 NW4 S15 T32 R10 .08A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 11/30/2023 to 04/04/2003.

Notes

7/15/2022 RA23: No Change
9/13/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 no changes per reassessment

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.08), Actual Frontage (0), Developer Discount, Parcel Acreage (0.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.08), 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 (\$0), 91/92 Value (\$1,000), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$1,000), CAP 3 Value (\$0), Total Value (\$1,000).

TRACT 2

Extra Lot & Garage

Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202616120 **** E Harrold Road** **Churubusco** **I 46723** **StatusActive** **L \$0**



Are Whitley County **Parcel ID** 92-04-15-604-019.000 **Typ** Residential Land
Sub None **Cross Street**
School SG **Elem** Churubusco **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr **Lot #**
REO No **Short** No **Waterfront** N
Legal LOT 19 HARROLD SECOND ADDITION TO BLUE LAKE RESORT
Direction N Blue Lake Road to E Harrold Road, garage on left side of road.
Inside City **City** **County** **Zoning**

Remarks Hard-to-Find Lake Storage Opportunity on Blue Lake Selling via Online Auction May 28th at 7 pm! This is Tract 2 & it Features a valuable garage and additional lot located just across the street from the lakefront home, providing the extra space every lake owner needs—but rarely finds. Ideal for storing boats, jet skis, lawn equipment, and all your lake gear, this property offers convenient parking and storage solutions in an area where space is often limited. Whether you're looking to keep your waterfront clutter-free or need a dedicated space for hobbies and equipment, this tract delivers flexibility and functionality. The extra lot also provides added room for parking, outdoor use, or future possibilities—making it a smart investment on its own or the perfect complement to Tract 1. Open House: Sunday, May 24 | 1–2 PM

Agent Remarks Online auction Thursday, May 28, 2026 at 7:00 p.m. Open House: Sunday, May 24 | 1–2 PM A 4% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present with

Sec Lo **Lot Ac/SF/Dim** 0.1000 / 4,356 / 100x45
Parcel Level **Platted** Yes **Platted** Yes
Townshi Smith **Date Lots** **Price per Acre** \$0.00
Type Residential **Road** **County** **Road** Paved **Road** **County**

Water Type Private **Well Type** **Easements** No
SEWER TYPE Public **Water**
Type Fuel Other **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo
LAND FEATURES Garage

Strctr/Bldg Imprv No
Can Property Be No
Water Access Lake
Water Name Blue Lake **Lake Type**

Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Chad Metzger & Tim Holmes **Auctioneer License #** AC31300015
Auction Location BidMetzger.com **Auction Start Date** 5/1/2026

Financin Existing **Propos** **Excluded** None
Annual \$426.66 **Exemption** **Year Taxes Payable** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** At 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 **Co-List Agent**

Showing Instr Showingtime or Open House
List Date 5/1/2026 **Exp Date** 10/30/20
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer **Seller Concession**

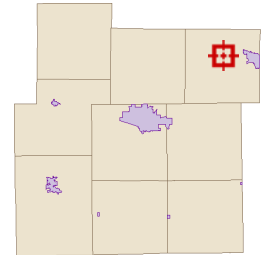
Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0
Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**

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.



Overview



Legend

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

Parcel ID	92-04-15-604-019.000-009	Alternate ID	92-04-15-604-019.000-009	Owner Address	Knecht, Christopher P & Alexis Christine 6685 E Harrold Rd Churubusco, IN 46723
Sec/Twp/Rng	--	Class	RESIDENTIAL OTHER STRUCTURES		
Property Address	E Harrold Rd Churubusco	Acreage	n/a		
District	Smith Township				
Brief Tax Description	LOT 19 HARROLD SECOND ADDITION TO BLUE LAKE RESORT (Note: Not to be used on legal documents)				

Date created: 4/27/2026
Last Data Uploaded: 4/27/2026 8:29:00 AM

Developed by **SCHNEIDER**
GEOSPATIAL

TRACT 2 AERIAL

General Information

Parcel Number 92-04-15-604-019.000-009

Local Parcel Number 060-200-00004240

Tax ID:

Routing Number 38

Property Class 599 Other Residential Structures

Year: 2025

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920911-009 BLUE LAKE OFF WATER

Section/Plat

Location Address (1) E Harrold Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 1, 2025

Review Group 2025

Ownership

Knecht, Christopher P & Alexis Christin 6685 E Harrold Rd Churubusco, IN 46723

Legal

LOT 19 HARROLD SECOND ADDITION TO BLUE LAKE RESORT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/30/2023 to 04/04/2023.

Notes

7/2/2024 RA 25: no change
9/12/2019 RA20: Gave delgar obso per reassessment
1/1/1900 RA16: Reassessment 2016 no changes per reassessment

Res

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 100', CI 50' X 100')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.10), Actual Frontage (45), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$14,000), CAP 3 Value (\$0), Total Value (\$14,000).

Data Source Aerial

Collector

Appraiser 06/21/2024 KW

General Information

Occupancy Detached Garage
Description Detached Garage (24x
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

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

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base	
Adjustments	Row Type Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.96
Replacement Cost	\$27,530

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	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: Detached Garage (24x30)	1	Wood Fr	C	1976	1976	49	F		\$39.83	0.96	\$38.24	24'x30'	\$27,530	40%	\$16,520	25%	100%	1.000	1.000	0.00	0.00	100.00	\$12,400

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**



CLIENT REGISTRATION FORM

This agreement is entered into and shall initiate on **Thursday, May 28, 2026**, by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger & Tim Holmes** and Selling Broker, _____ for property in **Smith Township, Whitley County, State of Indiana, two parcels:**

Tract 1: LOT 12 FRANK HARROLD'S FIRST ADDITION & SM FRL PT W2 NW4 S15 T32 R10 .08A, commonly known as 6685 E HARROLD RD & E HARROLD RD., CHURUBUSCO, IN 46723

Tract 2: LOT 19 HARROLD SECOND ADDITION TO BLUE LAKE RESORT, commonly known as, E Harrold Rd, Churubusco, IN 46723.

Client/Buyer's Name(s): _____

To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction, and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com**

Buyer Representative shall or shall not be compensated for the above property as follows: (check one)

Selling Brokers will be compensated 2 %.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger or MPS Agent
LISTING BROKER

1582 W. State Road 114
ADDRESS
260-982-0238
PHONE

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP
tiff@metzgerauction.com
EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

SELLING BROKER

ADDRESS

PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

...Generation after Generation



Metzger
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260-982-0238

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