



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

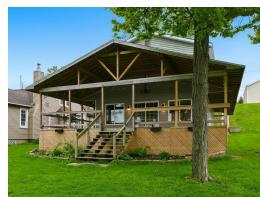
Status Active

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	Below Gd Fin SqFt	0	Ttl Fin SqFt	1,750	Year Built	1960		
Age	66	New Const	No	Date Complete	Ext	Vinyl	Bsmt	Crawl	# Rooms	6	
Room Dimensions		Baths	Full	Half	Water	Public	Basement Material				
RM DIM	LVL	B-Main	2	1	Well		Dryer Hookup Gas	No	Fireplace	Yes	
LR	18 x 15	M	B-Upper	0	0	Sewer	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	11 x 9	M	B-Blw G	0	0	Fuel / Gas, Forced Air	Dryer Hookup G/E	No	Split Firpln	Yes	
FR	x		Laundry Rm	Main	Heating		Disposal	No	Ceiling Fan	Yes	
KT	15 x 15	M	Laundry L/W	8 x 8	Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES Ceiling Fan(s), Deck Covered, Deck on Waterfront, Eat			Alarm Sys-Sec	No	Fence			
DN	9 x 6	M	-In Kitchen, Foyer Entry, Kitchen Island, Open Floor Plan, Range			Alarm Sys-Rent	No	Golf Course	No		
1B	19 x 12	M	/Oven Hook Up Elec, Split Br Floor Plan, Tub/Shower Combination,			Garden Tub	No	Nr Wlkg Trails	No		
2B	10 x 11	M				Jet Tub	No	Garage Y/N	No		
3B	10 x 11	M	Garage	/	/	x	/	Pool	No	Off Street Pk	Yes
4B	x		Outbuilding 1	None		x		Pool Type			
5B	x		Outbuilding 2			x		SALE INCLUDES	Dishwasher, Refrigerator, Kitchen Exhaust Hood, Oven-Gas, Water Heater Tankless, Water Softener-Owned		
RR	x		Assn Dues		Frequency	Not Applicable	FIREPLACE	Gas Log			
LF	x		Other Fees								
EX	x		Restrictions								
Water	Lakefront	Wtr Name	Blue Lake	Water Frontage	45.00	Channel Frontage	0.00				
Water	Pier/Dock, Private Beach, Deeded			Water Type	Lake	Lake Type	Ski Lake				
Auctioneer Name	Chad Metzger & Tim Holmes	Lic	AC31300015	Auction Date	5/1/2026	Time	7:00	Location	BidMetzger.com		
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value					
Annual	\$1,678.10	Exemptions		Year Taxes Payable	2026						
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	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	Owner/Seller a Real Estate	No	Agent/Owner Related	No		
Seller Concessions Offer Y/N		Seller Concession Amount	\$								
Contract Type	Exclusive Right to Sell							Special List Cond.	None		
Virtual		Lockbox	None	Lockbox Location	x	Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold					
Ttl Concessions Paid		Sold/Concession				Conc Paid By					
Sell Office		Sell Agent									
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.