

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**



# Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202623567	832 N Thresher Run	Churubusco	IN	46723	LP	\$0
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<b>Area</b>	Whitley County	<b>Parcel ID</b>	92-04-11-203-028.000-010	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
<b>Sub</b>	Thresher Ridge	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	2
<b>Township</b>	Smith	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No
<b>School District</b>	Smith-Green Community			<b>Elem</b>	Churubusco		
<b>Intermediate</b>		<b>JrH</b>	Churubusco Jr/Sr	<b>SrH</b>	Churubusco Jr/Sr		
<b>Legal Description</b>	LOT 28 THRESHER RIDGE						
<b>Directions to Property</b>	E US 33 to N Thresher Run, cross Wheatfield Ct, property is third on Left side of road						

<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>
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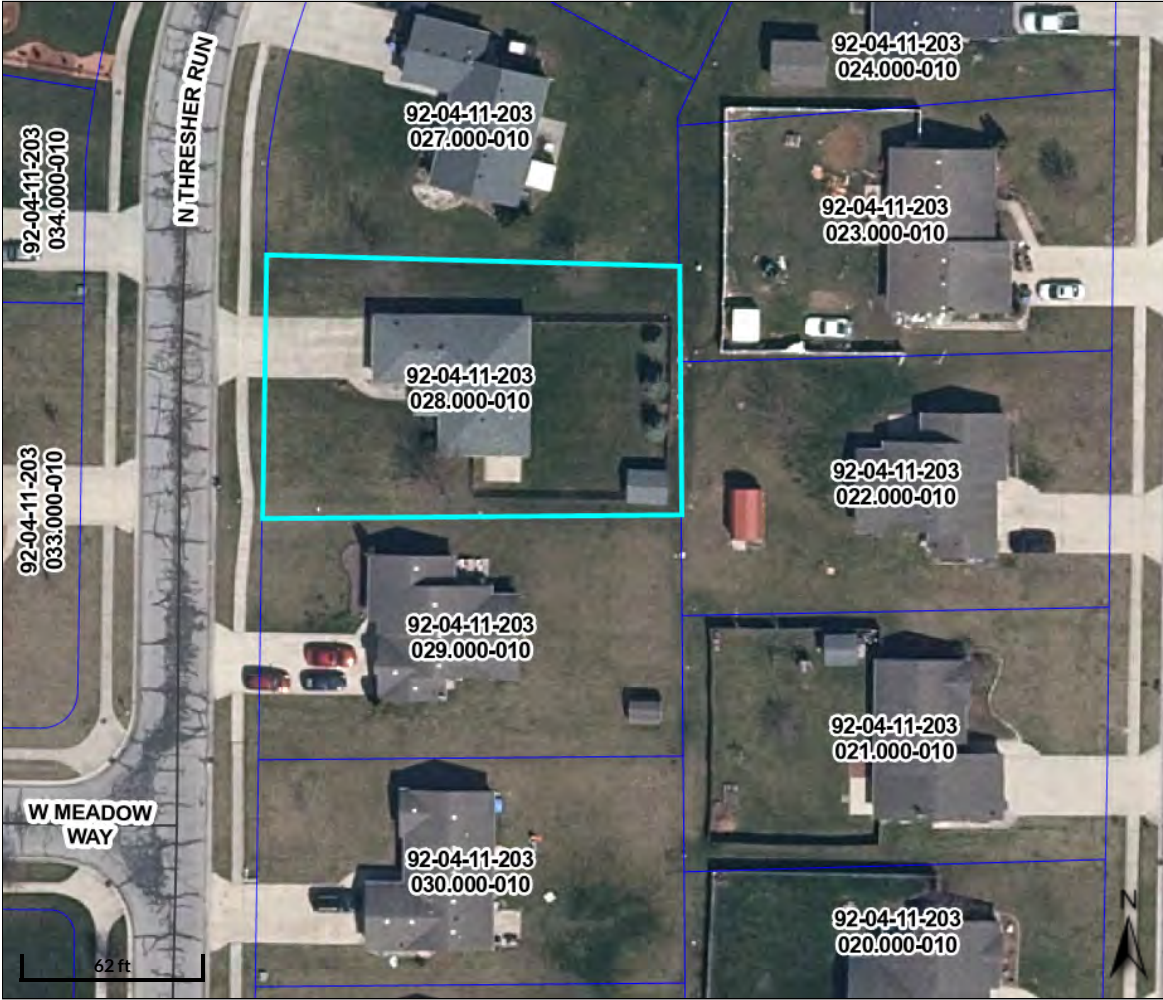
**Remarks** Move-In Ready 3 Bedroom, 2 bath Ranch Home with 2-Car Attached Garage is Selling via Online Auction on Thurs., July 16 at 6 pm! This home has a convenient layout with a large kitchen, separate dining area and large, open living room. The dining area has patio doors leading out to the concrete patio inside the fenced yard for easy entertaining! Great starter, investment or downsizing option. Check it out, Open House: Thurs. July 9th from 5:30 - 6 pm

**Agent Remarks** Online Auction: Thursday, July 16, 2026 at 6 pm Open House: Thursday, July 9, 2026 5:30-6 pm A 2% 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 available on bidding site.

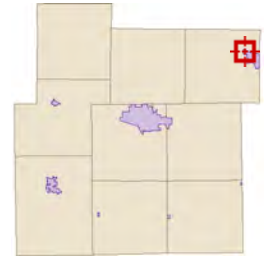
<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.2600 / 11,326 / 137x85	<b>Lot Desc</b>	Level, 0-2.9999
<b>Above Gd Fin SqFt</b>	1,234	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0
<b>Age</b>	26	<b>New Const</b>	No	<b>Date Complete</b>	
		<b>Ext</b>	Brick, Vinyl	<b>Bsmt</b>	Slab
		<b>Year Built</b>	2000	<b># Rooms</b>	5
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>City</b>
<b>LR</b>	20 x 15	<b>B-Upper</b>	0	0	<b>Well</b>
<b>DR</b>	7 x 7	<b>B-Blw G</b>	0	0	<b>Sewer</b>
<b>FR</b>	x	<b>Laundry Rm</b>	Main		<b>Public</b>
<b>KT</b>	9 x 9	<b>Laundry L/W</b>	7 x 3		<b>Fuel /</b>
<b>BK</b>	x	<b>AMENITIES</b>	Attic Pull Down Stairs, Disposal, Dryer Hook Up		
<b>DN</b>	x		Electric, Foyer Entry, Patio Open, Range/Oven Hook Up Elec, Tub		
<b>1B</b>	13 x 12		/Shower Combination, Main Level Bedroom Suite, Main Floor		
<b>2B</b>	11 x 11				<b>Gas, Forced Air</b>
<b>3B</b>	11 x 11	<b>Garage</b>	2.0 / Attached	/ 22 x 20	<b>Heating</b>
<b>4B</b>	x	<b>Outbuilding 1</b>	Garden Shed	10 x 12	<b>Cooling</b>
<b>5B</b>	x	<b>Outbuilding 2</b>		x	<b>Central Air</b>
<b>RR</b>	x	<b>Assn Dues</b>			<b>Frequency</b>
<b>LF</b>	x	<b>Other Fees</b>			<b>Not Applicable</b>
<b>EX</b>	x	<b>Restrictions</b>			

<b>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Water</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b>	Chad Metzger and Tim	<b>Lic</b>	AC31300015
<b>Financing:</b>	<b>Existing</b>	<b>Auction Date</b>	6/16/2026
<b>Annual</b>	\$690.34	<b>Time</b>	6
<b>Possession</b>	At closing	<b>Proposed</b>	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>Year Taxes Payable</b>	2026
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>		<b>List Agent - User Code</b>	UP388053395
<b>Showing</b>	Showingtime or Open House	<b>Co-List Agent</b>	
<b>List Date</b>	6/16/2026	<b>Exp Date</b>	12/31/2026
<b>Start Showing Date</b>		<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Agent/Owner Related</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Seller Concession Amount \$</b>	
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo
<b>Pending Date</b>		<b>Lockbox Location</b>	door
<b>Ttl Concessions Paid</b>		<b>Selling Price</b>	
<b>Sell Office</b>		<b>Sold/Concession</b>	
<b>Co-Sell Office</b>		<b>Sell Agent</b>	
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910	<b>Co-Sell Agent</b>	
		<b>Sell Team</b>	

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

<b>Parcel ID</b>	92-04-11-203-028.000-010	<b>Alternate ID</b>	92-04-11-203-028.000-010	<b>Owner Address</b>	Nemes, Sandra L 832 Thresher Run Churubusco, IN 46723
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	832 N Thresher Run Churubusco	<b>Acreage</b>	n/a		
<b>District</b>	Churubusco Town				
<b>Brief Tax Description</b>	LOT 28 THRESHER RIDGE				
	(Note: Not to be used on legal documents)				

Date created: 8/28/2023  
Last Data Uploaded: 8/28/2023 3:26:42 AM



**Real Estate • Auctions • Appraisals**

## **ONLINE AUCTION TERMS**

***Move-in Ready Ranch Home with Attached Garage!***

This property will be offered at Online Auction on Thursday, July 16, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their 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 Seller and the Buyer.

A 2% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 down will be due within 24 hours 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. 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-hour time period 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 21, 2026. 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 \$690.34. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. 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. 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: Thurs., July 16, 2026 • Bidding begins closing out at 6pm**

**Smith Township • Whitley County • Churubusco, IN**

**Open House: Thurs., July 9, 2026, 5:30-6 pm**

***Auction Manager: Tim Holmes, call/text 260.580.5473***

**[www.BidMetzger.com](http://www.BidMetzger.com)**

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

832 Thresher Run, Churubusco, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field / Bed	X				
Clothes Washer			X		Septic & Holding Tank / Septic Mound	X				
Dishwasher		X			Hot Tub	X				
Disposal			X		Plumbing			X		
Freezer			X		Aerator System	X				
Gas Grill	X				Sump Pump	X				
Hood			X		Irrigation Systems	X				
Microwave Oven		X			Water Heater / Electric			X		
Oven			X		Water Heater / Gas	X				
Range			X		Water Heater / Solar	X				
Refrigerator			X		Water Purifier				X	
Room Air Conditioner(s)			X		Water Softener				X	
Trash Compactor	X				Well	X				
TV Antenna / Dish	X				Geothermal and Heat Pump				X	
Other:					Other Sewer System (Explain)				X	
<b>B. ELECTRICAL SYSTEM</b>	<b>Not Applicable / Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Unknown</b>	Swimming Pool & Pool Equipment	X				
Security Systems(s)	X							Yes	No	Unknown
Ceiling Fan(s)	X				Are the structures connected to a public water system?			X		
Garage Door Opener / Controls		X			Are the structures connected to a public sewer system?			X		
Inside Telephone Wiring and Blocks / Jacks				X	Are there any additions that may require improvements to the sewage disposal system?				X	
Light Fixtures			X		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	X				Are the structure(s) connected to a private / community water system?					X
Smoke / Fire Alarms				X	Are the structure(s) connected to a private / community sewer system?					X
Carbon Monoxide Detectors		X								
Switches and Outlets			X							
Vent Fan(s)			X							
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				X						
Generator	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 <i>[Signature]</i>	Date (mm / dd / yyyy) 06/12/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 06/12/2026	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)

823 Thresher Run, 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 <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		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 <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		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)

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 <i>[Handwritten Signature]</i>	Date (mm / dd / yyyy) 06/12/2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Handwritten Signature]</i>	Date (mm / dd / yyyy) 06/12/2024	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)

832 Thresher Run, 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				
Furnace Heat / Electric				
Geothermal	X			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: _____ Years.			X
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? _____			X
3. WATER HEATER	X		
Age, if known: _____ Years.			
4. FURNACE			X
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING	X		
Age, if known: _____ Years.		X	
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 <i>Charles P. O. &amp; Bryan</i>	Date (mm / dd / yyyy) 06 / 12 / 2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Charles P. O. &amp; Bryan</i>	Date (mm / dd / yyyy) 06 / 12 / 2026	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.



92-04-11-203-028.000-010

Nemes, Sandra L

832 N Thresher Run

510, 1 Family Dwell - Platted Lot

THRESHER RIDGE - BUSC

General Information

Parcel Number 92-04-11-203-028.000-010
Local Parcel Number 061-102-00000853
Tax ID:

Ownership

Nemes, Sandra L
832 Thresher Run
CHURUBUSCO, IN 46723

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/03/2012 to 01/01/1900.

Notes

7/29/2022 RA23: Reassessment- No Change
9/20/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 Gave 50% obso to utility shed

Routing Number 45

Property Class 510
1 Family Dwell - Platted Lot

Legal

LOT 28 THRESHER RIDGE



Res

Year: 2023

Location Information

County Whitley
Township SMITH TOWNSHIP
District 010 (Local 061) CHURUBUSCO TOWN
School Corp 8625 SMITH-GREEN COMMUNITY
Neighborhood 921015-010 THRESHER RIDGE - BUSCO
Section/Plat
Location Address (1) 832 N Thresher Run Churubusco, IN 46723

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

Table with columns: Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 95' X 140', CI 95' X 140')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 80, 80x140, 0.97, \$280, \$272, \$21,760, 0%, 100%, 1.0000, \$21,760.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 26, 2023

Review Group 2023

Data Source Aerial

Collector 07/29/2022 KW

Appraiser 07/29/2022 KW

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (80), Parcel Acreage (0.00), Total Acres Farmland (0.00), and Total Value (\$21,800).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	22
<b>Finished Area</b>	1234 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Patio, Concrete	120	\$800
Porch, Open Frame	50	\$3,400

**Plumbing**

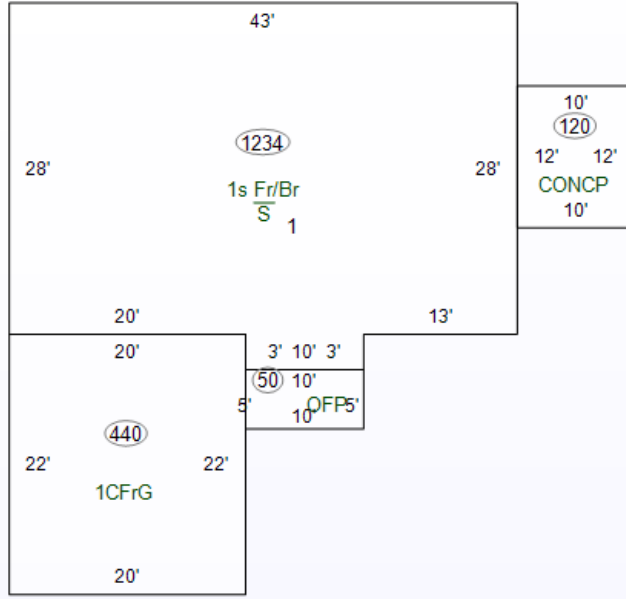
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	1234	1234	\$92,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1234	0	\$0	
				<b>Total Base</b>	\$92,400

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1234	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$98,000
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$4,200	\$102,200
Garages (+) 440 sqft	\$14,300	\$116,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
<b>Replacement Cost</b>		\$108,345

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	1/6 Masonry	C	2000	2000	23 A		0.93		1,234 sqft	\$108,345	22%	\$84,510	0%	100%	1.630	1.0000	\$137,800
2: Utility Shed (10x12)	0%	1	SV	D	2001	2001	22 A		0.93		10'x12'		55%		50%	100%	1.000	1.0000	\$800

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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](mailto:info@metzgerauction.com)**



# CLIENT REGISTRATION FORM

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This agreement is entered into and shall initiate on **July 16, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensees, **Chad Metzger & Tim Holmes** and Selling Broker, \_\_\_\_\_ for property **in Smith Township, Whitley County, Indiana, to wit: legal Lot 28 Thresher Ridge, commonly known as, 832 Thresher Run, Churubusco, IN.**

**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](mailto:tiff@metzgerauction.com)**

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

Selling Brokers will be compensated **2.5%**.

Seller will **Not** be compensating a buyer representative for this transaction.

## **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**

\_\_\_\_\_  
**ACCEPTED BY: MANAGING BROKER**

\_\_\_\_\_  
**SELLING BROKER**

\_\_\_\_\_  
**SELLING BROKER**

\_\_\_\_\_  
**ADDRESS**

\_\_\_\_\_  
**CITY, STATE, ZIP**

\_\_\_\_\_  
**PHONE**

\_\_\_\_\_  
**EMAIL ADDRESS**

## **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

\_\_\_\_\_  
**CLIENT SIGNATURE**

\_\_\_\_\_  
**CLIENT SIGNATURE (if more than one)**

*This is a legally binding contract, if not understood seek legal advice.*



# Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

## MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,  
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Authentisign  
Bryan Nemes, POA 06/13/26  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

*...Generation after Generation*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**