



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 #	202623567	832 N Thresher Run	Churubusco	IN	46723	LP	\$0
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Area	Whitley County	Parcel ID	92-04-11-203-028.000-010	Type	Site-Built Home	Waterfront	No
Sub	Thresher Ridge	Cross Street		Bedrms	3	F Baths	2
Township	Smith	Style	One 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 28 THRESHER RIDGE						
Directions to Property	E US 33 to N Thresher Run, cross Wheatfield Ct, property is third on Left side of road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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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.

Sec	Lot	Lot Ac/SF/Dim	0.2600 / 11,326 / 137x85	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,234	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	26	New Const	No	Date Complete	
		Ext	Brick, Vinyl	Bsmt	Slab
		Year Built	2000	# Rooms	5
Room Dimensions		Baths	Full	Half	Water
RM DIM	LVL	B-Main	2	0	City
LR	20 x 15	B-Upper	0	0	Well
DR	7 x 7	B-Blw G	0	0	Sewer
FR	x	Laundry Rm	Main		Public
KT	9 x 9	Laundry L/W	7 x 3		Fuel /
BK	x	AMENITIES	Attic Pull Down Stairs, Disposal, Dryer Hook Up		
DN	x		Electric, Foyer Entry, Patio Open, Range/Oven Hook Up Elec, Tub		
1B	13 x 12		/Shower Combination, Main Level Bedroom Suite, Main Floor		
2B	11 x 11				Gas, Forced Air
3B	11 x 11	Garage	2.0 / Attached	/ 22 x 20 / 440.00	Heating
4B	x	Outbuilding 1	Garden Shed	10 x 12	Cooling
5B	x	Outbuilding 2		x	Central Air
RR	x	Assn Dues			Frequency
LF	x	Other Fees			Not Applicable
EX	x	Restrictions			

Water	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Chad Metzger and Tim	Lic	AC31300015
Financing:	Existing	Auction Date	6/16/2026
Annual	\$690.34	Time	6
Possession	At closing	Year Taxes Payable	2026
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	Showingtime or Open House	List Team	
List Date	6/16/2026	Exp Date	12/31/2026
Start Showing Date		Owner/Seller a Real Estate	No
Seller Concessions Offer Y/N	No	Agent/Owner Related	No
Contract Type	Exclusive Right to Sell	Seller Concession Amount \$	
Virtual		Lockbox	Mechanical/Combo
Pending Date		Lockbox Location	door
Ttl Concessions Paid		Selling Price	
Sell Office		How Sold	
Co-Sell Office		Conc Paid By	
Sell Agent		Special List Cond.	None
Co-Sell Agent		Type of Sale	
Sell Team		How Sold	

Presented by: 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.