

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Beautiful Ranch Home with Inground Pool, 3 Bedrooms & 2-Car Attached Garage!

Enjoy comfortable living and exceptional outdoor entertaining in this beautiful 3-bedroom, 2.5-bath ranch situated on a peaceful cul-de-sac. The inviting interior showcases natural woodwork and lots of natural light throughout, creating a warm and welcoming atmosphere. The spacious dining room, conveniently located off the kitchen, making it the perfect space for family meals or entertaining guests. The main-level primary suite features large closets and a private ensuite bathroom, while two additional bedrooms provide plenty of space for family or visitors. The partially finished

basement expands your living space with a comfortable family room, a convenient half bath, a pool table and endless possibilities for recreation, hobbies, or a home office.

Step outside to your own backyard retreat featuring an impressive 40x18 inground swimming pool complete with an electronic safety cover and diving board, all surrounded by a spacious concrete patio. A retractable awning provides shade for relaxing on sunny afternoons, while the decorative white picket fence adds both charm and privacy. Two utility sheds offer excellent storage for lawn equipment and pool accessories. This property combines quality construction, beautiful outdoor amenities, and a desirable location, making it a wonderful place to call home.



Additional features include:

Spacious 40 x 18' Inground Pool with Electronic Safety Cover

2 Utility Sheds for Pool Storage or Lawn Equipment

Chain Link Fence Dog Kennels

Pool Table

Auction Manager: Brent Ruckman 260-609-2155
Open House: Wednesday, August 5, 2026 from 5:30-6 pm

www.BidMetzger.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 #	202627693	2874 E 025 N Road	Huntington	IN	46750	LP	\$0
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Area	Huntington County	Parcel ID	35-06-33-400-028.504-018	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	3	F Baths	2
Township	Union	Style	One Story	REO	No	Short Sale	No
School District	Huntington County Community			Elem	Flint Springs		
Intermediate		JrH	Crestview	SrH	Huntington North		
Legal Description	010-00285-04 RESERVOIR RIDGE LOT 4 1 AC						
Directions to Property	US 224 E to 300 E, head N to 25 N, turn W, property is third drive on N side of road.						

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks Enjoy comfortable living and exceptional outdoor entertaining in this beautiful 3-bedroom, 2.5-bath ranch selling via Online Auction Tuesday, August 11, 2026 at 6:30 pm. Situated on a peaceful cul-de-sac. The inviting interior showcases natural woodwork and lots of natural light throughout, creating a warm and welcoming atmosphere. The spacious dining room, conveniently located off the kitchen, making it the perfect space for family meals or entertaining guests. The main-level primary suite features large closets and a private ensuite bathroom, while two additional bedrooms provide plenty of space for family or visitors. The partially finished basement expands your living space with a comfortable family room, a convenient half bath, a pool table and endless possibilities for recreation, hobbies, or a home office. Step outside to your own backyard retreat featuring an impressive 40x18 inground swimming pool complete with an electronic safety cover and diving board, all surrounded by a spacious concrete patio. A retractable awning provides shade for relaxing on sunny afternoons, while the decorative white picket fence adds both charm and privacy. Two utility sheds offer excellent storage for lawn equipment and pool accessories. This property combines quality construction, beautiful outdoor amenities, and a desirable location, making it a wonderful place to call home. Come see for yourself Wednesday, August 11 from 5:30-6			

Agent Remarks Online Auction: Tuesday, August 11, 2026 at 6:30 pm Open House: Wednesday, August 5, 2026 from 5:30-6 pm A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

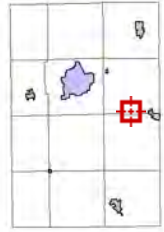
Sec	Lot	Lot Ac/SF/Dim	1.0000 /	43,560 /	350x20x120x300	Lot Desc	Cul-De-Sac, Level, 0-2.9999
Above Gd Fin SqFt	1,689	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,689
Age	35	New Const	No	Date Complete	Ext	Stone, Vinyl	Year Built
							1991
							</



Beacon™ Huntington County, IN



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
 -  Private Drives
 -  County Roads
 -  Municipal Roads
 -  State Routes
 -  US Route
 -  Interstate

Parcel ID	35-06-33-400-028.504-018	Alternate ID	n/a	Owner Address	DANIELSON, GEORGE G & DIANE C
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Platted Lot		2874 E 25 N
Property Address	2874 E 025 N	Acreage	1.0		Huntington, IN 46750-9360
	Huntington				
District	UNION TOWNSHIP				
Brief Tax Description	010-00285-04 RESERVOIR RIDGE LOT 4 1 AC				
	(Note: Not to be used on legal documents)				

Date created: 5/7/2026

Last Data Uploaded: 5/6/2026 7:22:01 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



ONLINE AUCTION TERMS

Ranch Home with Inground Pool, 3 Bedrooms & 2.5 Baths!

This property will be offered at Online Auction on Tuesday, August 11, 2026 - Bidding begins closing out at 6:30 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 3% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 per tract 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 Personal Representative's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 11, 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 \$1,972.50. 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: Tues., August 11, 2026 • Bidding begins closing out at 6:30 pm
Union Township • Huntington County • Huntington, IN

Open House: Wednesday, August 5, 2026 from 5:30-6 pm

Auction Manager: Brent Ruckman, Call/Text at 260-609-2155

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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260-982-0238

Average Utilities

35-06-33-400-028.504-018

General Information

Parcel Number
35-06-33-400-028.504-018
Local Parcel Number

Tax ID:

Routing Number
10F33-2-C37

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington
Township
UNION TOWNSHIP
District 018 (Local 010)
UNION TOWNSHIP
School Corp 3625
HUNTINGTON COUNTY COMMUN
Neighborhood 3518510-018
UNION TWP 1980 & NEWER

Section/Plat
33

Location Address (1)
2874 E 25 N
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2023

Danielson, George G & Diane C

Ownership

George G & Diane C Danielson
2874 E 25 N
Huntington, IN 46750

Legal

010-00285-04 RESERVOIR RIDGE LOT 4 1 AC



2874 E 25 N

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 George G & Diane C D WD /

510, 1 Family Dwell - Platted Lot

UNION TWP 1980 & NEWER 1/2

Notes

1/1/1900 CY19: CYCLICAL REASSESSMENT 2019
1/1/1900 CY23: CYCLICAL REASSESSMENT 2023

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Land Res (1)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$274,700	\$292,300	\$214,900	\$203,000	\$197,600
Imp Res (1)	\$274,700	\$292,300	\$214,900	\$198,200	\$192,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$4,800	\$4,900
Total	\$299,700	\$317,300	\$239,900	\$228,000	\$222,600
Total Res (1)	\$299,700	\$317,300	\$239,900	\$223,200	\$217,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$4,800	\$4,900

Land Data (Standard Depth: Res 120', CI 120' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9rr	A		0	1.0000	1.00	\$25,000	\$25,000	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
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	\$25,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$25,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,000

Data Source N/A

Collector 11/09/2001 JB

Appraiser 03/01/2002 MK

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**



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

...Generation after Generation



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