

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Move-In Ready 3-Bedroom, 1-Bath Home with Attached 4-Car Garage & Spacious Living Areas!

Welcoming 3-bedroom, 1-bath home offering comfortable living spaces, a functional layout, and an impressive attached 4-car garage!



With the convenience of one-story living and a move-in-ready appeal, this property is a great opportunity for buyers looking for a home that combines everyday comfort with plenty of room for vehicles, hobbies, or additional storage.

Step inside to find a spacious living room featuring attractive wood flooring, abundant natural light, and an open connection to the adjoining

living areas. The kitchen offers ample cabinetry and generous counter space, providing a practical setting for preparing meals and gathering with family or friends.

Three bedrooms offer flexibility for family, guests, a home office, or additional personal space, while the full bathroom serves the home's everyday needs. The comfortable layout and inviting interior to provide a welcoming foundation for making the home your own.

One of the standout features is the attached 4-car garage, offering exceptional space for vehicles, tools, storage, hobbies, or a workshop area. Outside, the partially fenced yard provides room to enjoy the outdoors, garden, entertain, or create a space that suits your needs.



Whether you're a first-time homebuyer, looking to downsize, or searching for a property with outstanding garage space, this home is worth a closer look. With its practical layout, comfortable living areas, and versatile garage space, it offers an appealing combination of convenience and functionality for its next owner!

Open House: Wednesday, November 11th 5:30-6 pm

www.BidMetzger.com

ONLINE AUCTION TERMS

Move-In Ready Ranch Home with 4-Car Garage!

This property will be offered at Online Auction on Wed., November 18, 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 seller has the right to accept or reject any bids at the auction & 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 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 on the property 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 Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 18, 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 \$28.22. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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: Wed., November 18, 2026 • Bidding begins closing out at 6pm

Open House: Wed., November 11th from 5:30-6 pm

Auction Manager: Neal Snyder, call/text 260.358.7923

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 # 202644195

1558 Charles Street

Huntington

IN 46750

LP \$0



Area Huntington County

Parcel ID 35-05-22-400-149.200-005

Type Site-Built Home

Waterfront No

Sub Liberty Place

Cross Street

Bedrms 3

F Baths 1

H Baths 0

Township Huntington

Style One Story

REO No

Short Sale No

School District Huntington County Community

JrH Riverview

Elem Horace Mann

Intermediate

SrH Huntington North

Legal Description 014-01492-00 LIBERTY PLACE ADD LOT 67 & LIBERTY PLACE ADD LOT 68

Directions to Property State Road 5 South to Salamonie Ave, head South to Gardendale Ave, turn West and go to Charles Street, head South on Charles, property is third on East side of the road

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks 3 bed, 1 bath, Ranch home with an Attached, 4-Car Garage is selling via Online Estate Auction, Wed. Nov. 18th starting at 6 pm est. This home is move-in ready and features a large living room, eat-in kitchen, laundry room and 3 bedrooms. Unique Feature of a 4-Car Attached Garage!! Perfect place for a car enthusiast, hobbyist, or anyone wanting extra storage or workshop areas. Great starter or Downsizing Options, Come Take a look | Open House: Wed., Nov. 11th from 5:30-6 pm

Agent Remarks Online Estate Auction: Wed., Nov. 18th • 6 pm Open House: Wed., Nov. 11th from 5:30-6 pm est Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.2900 / 12,632 / 99x123	Lot Desc	Level, 0-2.9999
Above Gd	Fin SqFt	1,464	Above Gd Unfin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,464
Age 64	New Const	No	Date Complete	Ext Vinyl	Year Built 1962
Room Dimensions		Baths	Full	Half	Water
LR	20 x 15	M	B-Main	1	0
DR	x		B-Upper	0	0
FR	x		B-Blw G	0	0
KT	11 x 24	M	Laundry Rm	Main	
BK	x		Laundry L/W	9x 13	
DN	x		AMENITIES Attic Pull Down Stairs, Ceiling Fan(s), Eat-In Kitchen, Garage Door Opener, Porch Open, Range/Oven Hook Up Elec, Twin Sink Vanity, Tub/Shower Combination, Main Level Bedroom		
1B	15 x 9	M	Garage	4.0 / Attached	/ 58 x24 / 1,392.
2B	11 x 13	M	Outbuilding 1	None	x
3B	11 x 13	M	Outbuilding 2		x
4B	x		Assn Dues		Frequency Not Applicable
5B	x		Other Fees		
RR	x		Restrictions		
LF	x				
EX	x				

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Chad Metzger and Neal Snyder	Lic # AC31300015	Auction Date 10/26/2020
Financing: Existing		Proposed	Time 6 pm
Annual Taxes \$28.22	Exemptions Homestead, Over 65,	Year Taxes Payable 2026	Location Online: BidMetzger.com
Possession At closing			Excluded Party None
			Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238

Agent E-mail chad@metzgerauction.com

Listing Facilitator

Co-List Office Metzger Property Services, LLC

List Agent Chad Metzger - Cell: 260-982-9050

List Agent - User Code UP388053395

List Team

Co-List Agent Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House

List Date 10/26/2026 Start Showing Date Exp Date 1/31/2027 Owner/Seller a Real Estate Licensee No Agent/Owner Related No

Seller Concessions Offer Y/N No Seller Concession Amount \$ Special List Cond. None

Contract Type Exclusive Right to Sell Seller's Disclosure Form No Form Exception FidTrnEst

Virtual Lockbox Type Mechanical/Combo Lockbox Location Back Door

Offer Accepted Date Closing Date Selling Price Type of Sale

Ttl Concessions Paid Sold/Concession Remarks How Sold

Sell Office Sell Agent Conc Paid By

Co-Sell Office Co-Sell Agent Sell Team

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

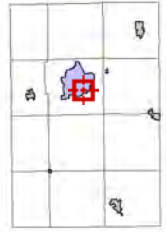
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Huntington County, IN



Overview



Legend

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

Parcel ID	35-05-22-400-149.200-005	Alternate ID	n/a	Owner Address	Newsome, Clarence E
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Platted Lot		1558 Charles St
Property Address	1558 Charles St	Acreage	n/a		Huntington, IN 46750-3902
	Huntington				
District	HUNTINGTON CITY				
Brief Tax Description	014-01492-00 LIBERTY PLACE ADD LOT 67 & LIBERTY PLACE ADD LOT 68				
	(Note: Not to be used on legal documents)				

Date created: 9/11/2026
Last Data Uploaded: 9/10/2026 7:25:37 PM

Developed by SCHNEIDER
GEOSPATIAL

35-05-22-400-149.200-005

General Information

Parcel Number
35-05-22-400-149.200-005

Local Parcel Number

Tax ID:

Routing Number
209-23

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505552-005
SHOEFACTORY ADDITION WEST

Section/Plat
22

Location Address (1)
1558 CHARLES ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Newsome, Clarence E

Ownership

Clarence E Newsome
1558 Charles St
Huntington, IN 46750

Legal

014-01492-00 LIBERTY PLACE ADD LOT 67 &
LIBERTY PLACE ADD LOT 68



1558 CHARLES ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/25/2008	Clarence E Newsome		WD	/	\$55,000	I
11/07/2005	BLANCHE FOR & DU		WD	/		I
04/14/1982	BLANCHE CRAGO		WD	/		I
01/01/1900	CHARLES & ELFRIED		WD	/		I

510, 1 Family Dwell - Platted Lot

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	01/02/2024	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	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
Land Res (1)	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$110,800	\$111,500	\$82,200	\$82,200	\$75,800
Imp Res (1)	\$110,800	\$111,500	\$82,200	\$82,200	\$75,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$125,500	\$126,200	\$96,900	\$96,900	\$90,500
Total Res (1)	\$125,500	\$126,200	\$96,900	\$96,900	\$90,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

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
F	F		100	100x125	0.98	\$150	\$147	\$14,700	0%	1.0000	100.00	0.00	0.00	\$14,700

SHOEFACTORY ADDITION 1/2

Notes

11/16/2022 CY23: CYCLICAL REASSESSMENT
2023
N/C
2/11/2019 CY19: CYCLICAL REASSESSMENT
2019
no change

Land Computations

Calculated Acreage	0.29
Actual Frontage	100
Developer Discount	☐
Parcel Acreage	0.00
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	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	\$14,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,700

Data Source N/A

Collector 10/07/1994 AP

Appraiser 03/01/1995 MKP

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1464 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Stoop, Masonry

70

\$0

Wood Deck

180

\$0

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Hot Water or Steam

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1464	1464	\$167,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1464	0	\$8,600
Slab				
Total Base				\$175,900
Adjustments				1 Row Type Adj. x 1.00
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				\$175,900
Sub-Total, 1 Units				
Exterior Features (+)				\$6,100
Garages (+) 1392 sqft				\$54,600
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.96
Replacement Cost				\$181,709

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
1: Single-Family R 01	1	Wood Fr	D	1962	1962	64	A			0.96		1,464 sqft	\$181,709	47%	\$96,310	0%	100%	1.150	1.000	100.00	0.00

Total all pages

\$110,800

Total this page

\$110,800

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**

...Generation after Generation



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