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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Handy-Man Special!

This property will be offered at Online ABSOLUTE Auction on Wednesday, March 22, 2023 – Bidding begins closing out at 6 pm. This property is selling regardless of price! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day 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. A 10% Buyer's Premium is due the day of the auction along with the earnest money deposit. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 28, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$254.44. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online ABSOLUTE Auction: March 22, 2023
Bidding begins closing out at 6 pm!
Selling Regardless of Price!

Property Location: 615 W. Whitley Rd., Churubusco, IN 46723

Smith Township • Whitley County

Auction Manager: Tim Holmes 260.580.5473

<https://bidmetzger.com/auctions/>




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CHAD METZGER, CAI, CAGA
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Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202305043	615 W Whitley Street	Churubusco	IN	46723	LP	\$0				
	Area	Whitley County	Parcel ID	92-04-13-534-006.000-010		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street			Bedrms	2	F Baths	1	H Baths	0
	Township	Smith	Style	One Story		REO	No	Short Sale	No		
	School District	SGC	Elem	Churubusco	JrH	Churubusco	SrH Churubusco				
	Legal Description	2.5FT W SIDE LOT 5 & LOT 6 BEARS ADDITION TO CHURUBUSCO & Pt abandoned RR (.0480 A)									
	Directions	Heading into Churubusco from the west on SR 205. Property is on the south side of the road.									
	Inside City Limits	Y	City	R1	County Zoning	Zoning Description					

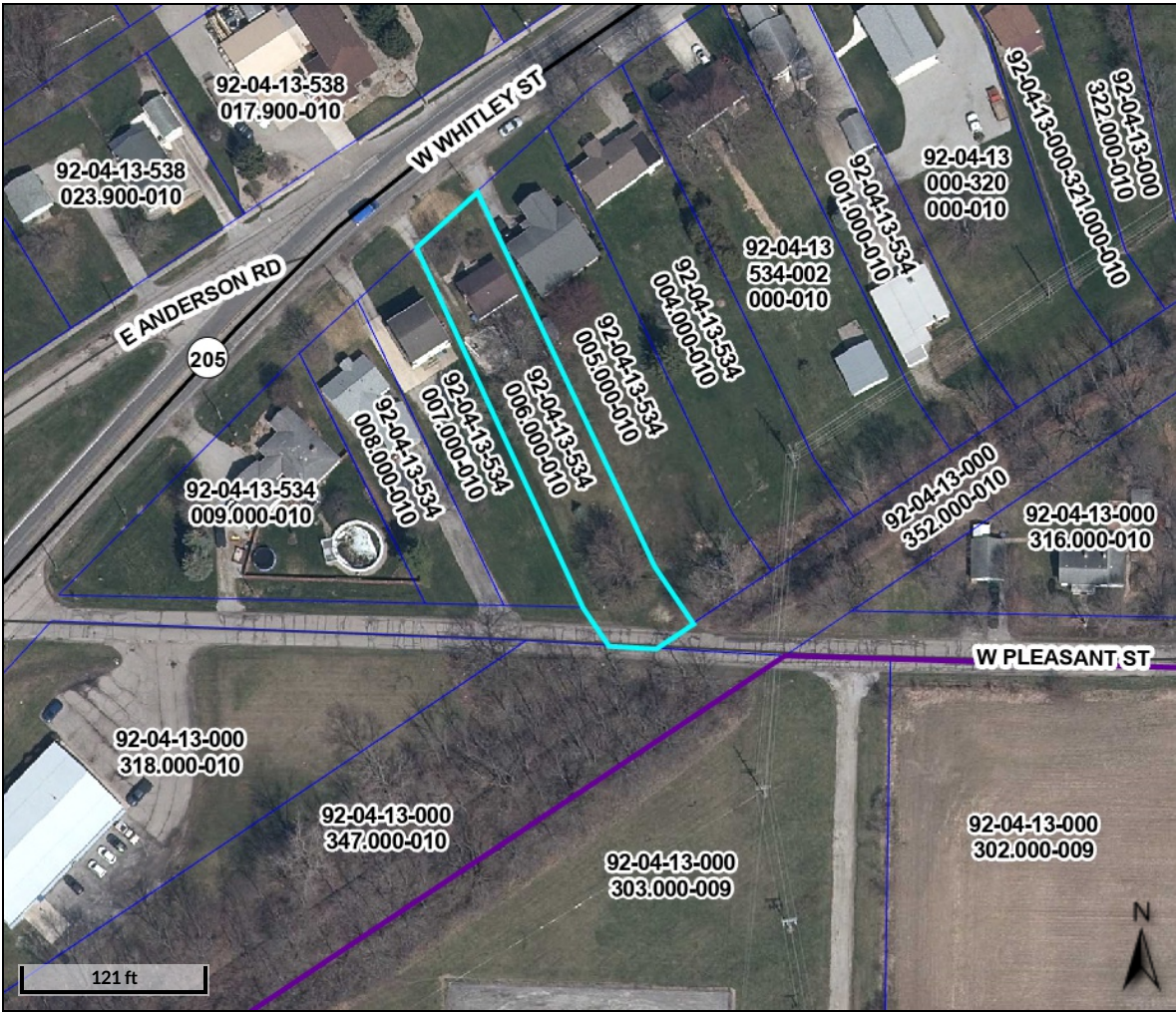
Remarks Project Home with large backyard selling via Online Only ABSOLUTE Auction on Wednesday, March 22, 2023 -- Bidding begins closing out at 6 pm! This home is selling regardless of price! Handy Man Special! With some TLC this home would make a Great Rental or Flip Option! Just minutes from restaurants and shopping!

Agent Remarks Online Absolute Auction: Wed. 3.22.23 6pm Sold "As-Is", everything stays including the personal property. TERMS: \$5,000 down day of the auction with the balance at closing. A 10% Buyer's Premium will be added to the winning bid to establish the final purchase price. Buyer's premium is due the day of the auction along with the earnest money deposit. Possession at closing. Taxes prorated. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. No survey unless required for clear

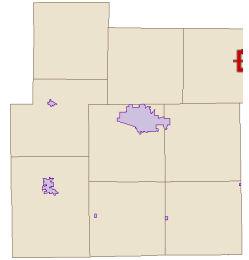
Sec	Lot 56	Lot Ac/SF/Dim	0.3400	/	14,598	/	54X270.3	Lot Desc	Level, 0-2.9999			Year Built	1948
Age	75	New Const	No	Date Complete	Ext	Vinyl	BSmt	Full Basement			# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material						
LR	11 x 8	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Gas	No	Fireplace	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hookup Elec	No	Guest Qtrs	No		
FR	x					Cooling	Window	Dryer Hookup G/E	No	Split FlrPln	No		
KT	9 x 7	M	Laundry Rm	Main		x		Disposal	No	Ceiling Fan	No		
BK	x							Water Soft-Owned	No	Skylight	No		
DN	x							Water Soft-Rented	No	ADA Features	No		
MB	9 x 8	M						Alarm Sys-Sec	No	Fence			
2B	8 x 8	M						Alarm Sys-Rent	No	Golf Course	No		
3B	x		Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No		
4B	x		Outbuilding 1	None		x		Jet Tub	No	Garage Y/N	No		
5B	x		Outbuilding 2			x		Pool	No	Off Street Pk			
RR	x		Assn Dues		Frequency	Not Applicable		Pool Type					
LF	x		Other Fees					SALE INCLUDES	Refrigerator				
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Holmes	Lic #	AC31300015	Auction Date	3/22/2023	Time	6:00 PM
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$254.44	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022	Excluded Party	None
Possession	At closing	Assessed Value					
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 Instr	Showingtime						
List Date	2/22/2023	Start Showing Date		Exp Date	8/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	4.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	






Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).
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Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-04-13-534-006.000-010	Alternate ID	92-04-13-534-006.000-010	Owner Address	Fleming, Cheryl L 615 W Whitley St Churubusco, IN 46723
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	615 W Whitley St Churubusco	Acreage	n/a		
District	Churubusco Town				
Brief Tax Description	2.5FT W SIDE LOT 5 & LOT 6 BEARS ADDITION TO CHURUBUSCO & Pt abandoned RR (.0480 A) <i>(Note: Not to be used on legal documents)</i>				

Date created: 2/10/2023
Last Data Uploaded: 2/10/2023 4:57:39 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 02-10-23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 615 W. Whitley St. Churubussee, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>			
Clothes Dryer				
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>			
Freezer	<input checked="" type="checkbox"/>			
Gas Grill	<input checked="" type="checkbox"/>			
Hood	<input checked="" type="checkbox"/>			
Microwave Oven				
Oven			<input checked="" type="checkbox"/>	
Range		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Refrigerator			<input checked="" type="checkbox"/>	
Room Air Conditioner(s)			<input checked="" type="checkbox"/>	
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Intercom				
Light Fixtures				
Sauna				
Smoke / Fire Alarm(s)				
Switches and Outlets				
Vent Fan(s)				
60 / 100 / 200 Amp Service (Circle one)				
Generator				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 agent, 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 <u>[Signature]</u>	Date (mm/dd/yy) <u>02-10-23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				
Septic Field / Bed				
Hot Tub				
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener		<input checked="" type="checkbox"/>		
Well				
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Do Not Know
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				
Central Air Conditioning				
Hot Water Heat				
Furnace Heat / Gas		<input checked="" type="checkbox"/>		
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

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

6015 W Whitley St. Churubusco, IN 46723

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>23</u> Years.			
Does the roof leak?	<input checked="" type="checkbox"/>		
Is there present damage to the roof?	<input checked="" type="checkbox"/>		
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		<input checked="" type="checkbox"/>	
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 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input checked="" type="checkbox"/>		
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?	<input checked="" type="checkbox"/>		
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>		
Is there any damage due to wind, flood, termites or rodents?			<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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 agent, 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>Chyl Maxton</i>	Date (mm/dd/yy) <i>02/10/23</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA

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Average Utilities

	Company	Average Amount
Gas	<i>NIPSCO</i>	\$
Electric	<i>1+ m</i>	\$
Water	<i>Cherubusco UTILITIES</i>	\$
Other	<i>—</i>	\$ <i>135</i>
HOA	<i>—</i>	\$

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**

General Information

Parcel Number 92-04-13-534-006.000-010
Local Parcel Number 061-060-00001000

Tax ID:

Routing Number 50

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Whitley
Township SMITH TOWNSHIP
District 010 (Local 061) CHURUBUSCO TOWN
School Corp 8625 SMITH-GREEN COMMUNITY
Neighborhood 921014-010 CHURUBUSCO - DOWNTOWN
Section/Plat
Location Address (1) 615 W Whitley St Churubusco, IN 46723

Ownership

Fleming, Cheryl L
615 W Whitley ST
Churubusco, IN 46723

Legal

2.5FT W SIDE LOT 5 & LOT 6 BEARS ADDITION TO CHURUBUSCO & Pt Abandoned RR (.0480 A)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/25/1991 and 01/01/1900.

Notes

9/9/2019 RA20: No change per reassessment
1/1/1900 RA16: Reassessment 2016 No changes per reassessment

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Wednesday, May 4, 2022

Review Group 2020

Data Source N/A

Collector 07/19/2019 JS

Appraiser 10/01/2019 LM

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$14,500.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 19
Finished Area 672 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	144	\$2,900
Wood Deck	24	\$1,000
Stoop, Masonry	72	\$2,100

Plumbing

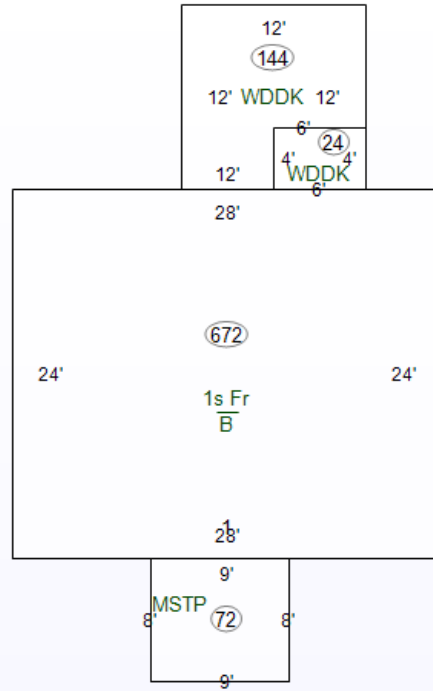
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	672	672	\$60,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	0	\$21,700	
Crawl				
Slab				

Total Base		\$82,400
Adjustments	1 Row Type Adj. x 1.00	\$82,400
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$82,400
Sub-Total, 1 Units		
Exterior Features (+)	\$6,000	\$88,400
Garages (+) 0 sqft	\$0	\$88,400
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.95
Replacement Cost		\$67,184

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	Wood Frame	D	1948	1949	73 A		0.95		1,344 sqft	\$67,184	50%	\$33,590	0%	100%	1.500 1.0000	\$50,400

...Generation after Generation



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