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**PROVIDING PROFESSIONAL AUCTION,  
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *Beautiful 1 Story Home with Sunroom!*

This property will be offered at Online Only Auction on Thursday, March 21, 2024 -- Bidding begins closing out at 6:00 pm. 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) 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) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,878.62. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Thursday, March 21, 2024**

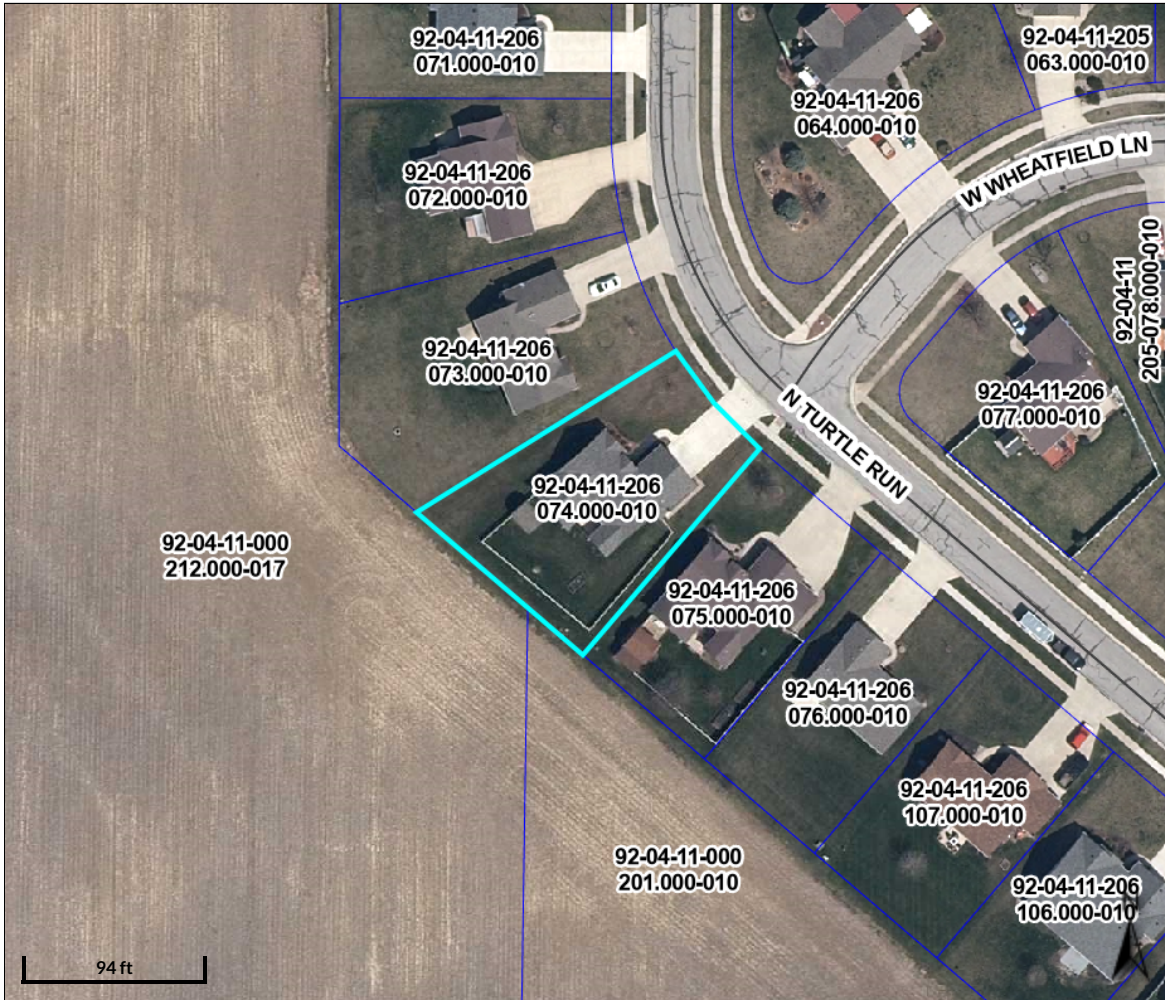
**Bidding begins closing out at 6:00 pm!**

**887 N. Turtle Run, Churubusco, IN 46723**

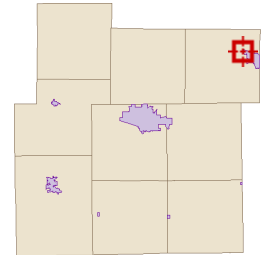
**Smith Township • Whitley County**

***Auction Manager: Tim Holmes 260.580.5473***






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



**Overview**



**Legend**

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

<b>Parcel ID</b>	92-04-11-206-074.000-010	<b>Alternate ID</b>	92-04-11-206-074.000-010	<b>Owner Address</b>	Parish, Brian & Marilyn 887 N Turtle Run Churubusco, IN 46723
<b>Sec/Twp/Rng</b>	11-32-10	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	887 N Turtle Run Churubusco	<b>Acreage</b>	n/a		
<b>District</b>	Churubusco Town				
<b>Brief Tax Description</b>	LOT 74 THRESHER RIDGE SECTION IV				
	(Note: Not to be used on legal documents)				

Date created: 12/27/2023  
 Last Data Uploaded: 12/27/2023 5:27:13 AM

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202405241 887 N Turtle Run Churubusco IN 46723 LP \$0



Area Whitley County Parcel ID 92-04-11-206-074.000-010 Type Site-Built Home Waterfront No  
 Sub Thresher Ridge Cross Street Bedrms 3 F Baths 2 H Baths 1  
 Township Smith Style One Story REO No Short Sale No  
 School District SGC Elem Churubusco JrH Churubusco SrH Churubusco

Legal Description LOT 74 THRESHER RIDGE SECTION IV

Directions North of Churubusco, head west on 550 N from Hwy 33 then south on Turtle Run. Property is on the west side of the road.

Inside City Y City Zoning R1 County Zoning Zoning Description

**Remarks** Beautiful One Story Estate Home with Sunroom selling via Online Only Auction on Thursday, March 21, 2024 -- Bidding begins closing out at 6 pm! Welcome to this beautiful home, built in 2015. The seamless flow from the kitchen to the inviting dining room is perfect for entertaining guests or enjoying family meals. There is a sunroom with patio doors off the dining room that connects to the patio space & fenced-in backyard. The dining room transitions into the spacious living room, creating a warm and inviting atmosphere for relaxation and gatherings. This home boasts 3 bedrooms, including a luxurious master suite with a double vanity & walk-in closet. Additionally, there is another full bathroom and a convenient half bathroom with laundry hookups for added functionality. The 2-car attached garage provides ample parking and storage space. With its modern amenities and thoughtful design, this home is ready to welcome you into a life of comfort and tranquility! Open House: Sunday, March 10th 1-2pm

**Agent Remarks** Estate Online Auction: Thurs. 3.21.24 6pm Open House: Sun. 3.10.24 1-2pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Per. Rep. Deed & an Owner's Title Insurance Policy. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 74	Lot	0.2500	/	10,868	/	76X143	Lot Desc	Level, 0-2.9999						
	Above Gd Fin	SqFt 1,683	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 0	Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 1,683	Year Built	2015			
	Age 9	New Const	No	Date Complete	Ext	Brick, Vinyl	Bsmt	Slab			#	5			
	<u>Room Dimensions</u>		Baths	Full	Hal	Water	CITY		<u>Basement Material</u>						
	RM DIM	LV	B-Main	2	1	Well Type	Dryer Hookup	Gas	No	Fireplace	No				
LR	16 x 19		B-Upper	0	0	Sewer	Dryer Hookup	Elec	No	Guest Qtrs	No				
DR	11 x 9		B-Blw	0	0	Fuel /	Dryer Hookup	G/E	Yes	Split FlrPln	No				
FR	x		Laundry Rm	Main		Heating	Disposal		No	Ceiling Fan	Yes				
KT	11 x 12		Laundry L/W	10 x 6		Cooling	Water Soft-Owned		Yes	Skylight	No				
BK	x		<b>AMENITIES</b> 1st Bdrm En Suite, Attic Pull Down Stairs,				Water Soft-Rented		No	ADA Features	No				
DN	x		Breakfast Bar, Built-in Desk, Ceiling Fan(s), Closet(s) Walk-in				Alarm Sys-Sec		No	Fence	Full				
1B	13 x 15		, Dryer Hook Up Gas/Elec, Eat-In Kitchen, Foyer Entry,				Alarm Sys-Rent		No	Golf Course	No				
2B	10 x 13						Garden Tub		No	Nr Wlkg Trails	No				
3B	9 x 13		Garage	2.0	/	Attached	Jet Tub		No	Garage Y/N	Yes				
4B	x		Outbuilding 1	Garden Shed		10 x 12	Pool		No	Off Street Pk	Yes				
5B	x		Outbuilding 2			x	Pool Type								
RR	x		Assn Dues			Frequency	SALE INCLUDES	Dishwasher, Refrigerator, Range-Gas, Water							
LF	x		Other Fees				Heater Electric, Water Softener-Owned								
EX	9 x 10		Restrictions												

Water Access Wtr Name Water Frontage Channel  
 Water Features Water Type Lake Type  
 Auctioneer Name Chad Metzger & Tim Holmes Lic # AC31300015 Auction Date 3/21/2024 Time 6 pm Location Online Only: bidmetzger.com  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$1,878.62 Exemption Homestead, Over 65, Year Taxes Payable 2023 Assessed Value  
 Possession at closing

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 or Open House  
 List Date 2/20/2024 Start Showing Date Exp Date 4/30/2024 Owner/Seller a Real Estate Licensee No Agent/Owner Related No  
 Contract Type Exclusive Right to Sell Buyer Broker Comp. 2% 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 Sell Team  
 Co-Sell Office Co-Sell Agent

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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# 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](mailto:info@metzgerauction.com)**

General Information

Parcel Number 92-04-11-206-074.000-010
Local Parcel Number 061-103-00000873
Tax ID:

Ownership

Parish, Brian & Marilyn
887 N Turtle Run
Churubusco, IN 46723

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/15/2015 to 01/01/1900.

Legal

LOT 74 THRESHER RIDGE SECTION IV

Notes

7/29/2022 RA23: Reassessment- No Change
9/20/2019 RA20: No change per reassessment
8/10/2015 16p17: 2016 pay 2017
PERMIT DATE 5/11/15
1/1/16 ADDED HOUSE/ATTACHED GARAGE
Permit date 10/9/15
1/1/16 added storage shed
1/1/1900 RA16: Reassessment 2016
No changes per reassessment. Rem Dev disc

Routing Number 95

Property Class 510
1 Family Dwell - Platted Lot



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 11
Location Address (1) 887 N Turtle 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 monetary values for each category.

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, 64, 76x143, 0.98, \$280, \$274, \$20,824, 0%, 100%, 1.0000, \$20,820.

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 (0.25), Actual Frontage (64), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (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 (\$20,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,800).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1683 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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	140	\$900
Patio, Concrete	30	\$200
Canopy, Roof Extension	30	\$600

**Plumbing**

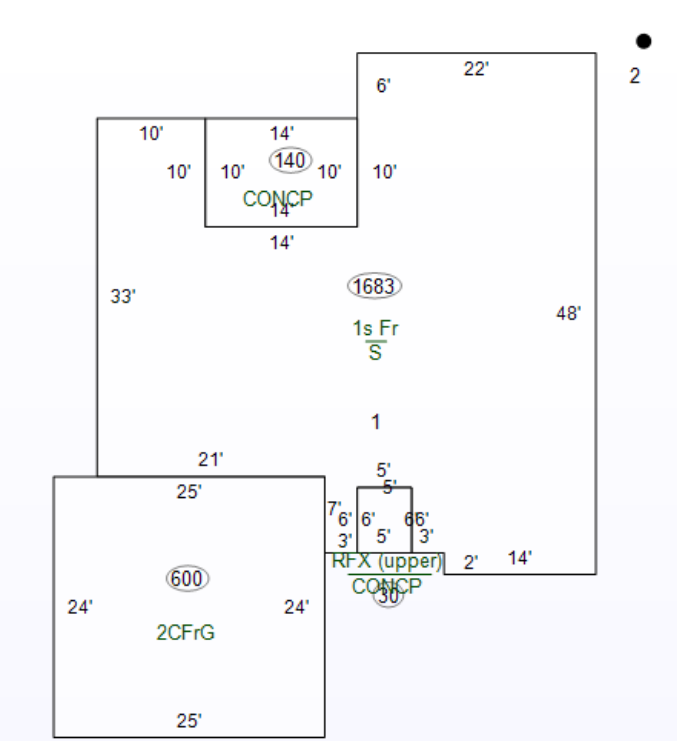
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	2	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1683	1683	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1683	0	\$0	
<b>Total Base</b>			\$110,000	

**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 (+)	1:1683	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$118,000	
<b>Sub-Total, 1 Units</b>	\$118,000	
Exterior Features (+)	\$1,700	\$119,700
Garages (+) 600 sqft	\$18,600	\$138,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.93	
<b>Replacement Cost</b>	\$135,050	

**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	C+1	2015	2015	8 A		0.93		1,683 sqft	\$135,050	7%	\$125,600	0%	100%	1.630	1.0000	\$204,700
2: Utility Shed (12x12)	0%	1		D	2015	2015	8 A	\$21.43	0.93	\$15.94	12'x12'	\$2,296	25%	\$1,720	50%	100%	1.000	1.0000	\$900



*...Generation after Generation*



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