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

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REAL ESTATE AUCTION TERMS

3 Bedroom Home, Perfect for First Time Home Buyers, Rental, or Flip!

This property will be offered via an Online Only Auction on Monday, October 21, 2024 -- 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(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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 2% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 22, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$1378.00. Metzger Property Services LLC, Chad Metzger & 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 upon request.

Online Auction: Monday, October 21, 2024

Bidding begins closing out at 6 pm!

218 E. Canal St., Peru, IN 46970

Peru Township • Miami County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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Miami County, IN

218 E Canal St, Peru, IN 46970
52-08-27-401-074.000-016



Parcel Information


Parcel Number: 52-08-27-401-074.000-016
Alt Parcel Number: 0214548400
Property Address: 218 E Canal St
Peru, IN 46970
Neighborhood: Peru City Area 2
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Coleman, Jeffery B
Owner Address: 1476 W Ellis Rd
Peru, IN 46970
Legal Description: GODFROY AD; E 1/2 LOT 41 & 1/2 VA.
ALLEY; & W 1/2 LOT 41; 42 104 08400

Taxing District

Township: PERU TOWNSHIP
Corporation: PERU COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	71x132

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202437465	218 E Canal Street	Peru	IN 46970	LP \$61,300
	Area Miami County	Parcel ID 52-08-27-401-074.000-016	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Peru	Style One and Half Story	REO No	H Baths 0
	School District PERUC	Elem Elmwood/Blair Pointe	JrH Peru	SrH Peru High School
	Legal Description	GODFROY AD E 1/2 LOT 41 & 1/2 VA. ALLEY & W 1/2 LOT 41 42 104 08400		
	Directions	From Hwy 19, head east on Canal St. Property is on the north side of the road.		
Inside City	Y	City Zoning R1	County Zoning	Zoning Description

Remarks 3 Bedroom Home selling via Online Only Auction on Monday, October 21, 2024 -- Bidding begins closing out at 6 pm! Perfect for first time buyers, savvy investors, or those looking for a flip opportunity. Inside, there is an eat-in kitchen and open living/dining area. There is 1 bedroom & bathroom on the main floor with 2 additional bedrooms upstairs. Open back porch for enjoying the large backyard. With its potential for rental income or as a starter home, this property located on 2 city lots is a fantastic opportunity to make your mark in the real estate market. Don't miss your chance to transform this gem into your dream home or a profitable investment! Open House: Monday, October 14th 5:30-6pm

Agent Remarks Online Auction: Mon. 10.21.24 6pm Open House: Mon. 10.14.24 5:30-6pm A 2% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$30-75k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 41	Lot	0.2200	/	9,372	/	71X132	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,382	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,382	Year Built	1942		
Age	82	New Const	No	Date Complete		Ext	Stone, Wood	Bsmnt	Crawl	#	5		
Room Dimensions		Baths		Full		Hal		Water	CITY	Basement Material			
	RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace	No		
LR	16 x 24	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No		
KT	14 x 16	M	Laundry L/W	6 x 6		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Eat-In Kitchen, Porch Open, Main Level				Water Soft-Rented	No	ADA Features	No		
DN	x			Bedroom Suite, Main Floor Laundry				Alarm Sys-Sec	No	Fence			
1B	10 x 14	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 16	U						Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 16	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	None		x		Pool	No	Off Street Pk			
5B	x		Outbuilding 2			x		Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Water Heater Electric				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/21/2024	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,378.00	Exemption	No Exemptions	Year Taxes Payable	2024	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	9/27/2024	Start Showing Date		Exp Date	12/31/2024	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a		
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold		Conc Paid By	
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/ 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. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

9-25-24

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)

218 E Canal St Peru, IN 46970

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field / Bed					
Clothes Washer					Hot Tub					
Dishwasher					Plumbing					
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater / Electric					
Microwave Oven					Water Heater / Gas					
Oven					Water Heater / Solar					
Range					Water Purifier					
Refrigerator					Water Softener					
Room Air Conditioner(s)					Well					
Trash Compactor					Septic & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					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?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier					Attic Fan					
Burglar Alarm					Central Air Conditioning					
Ceiling Fan(s)					Hot Water Heat					
Garage Door Opener / Controls					Furnace Heat / Gas					
Inside Telephone Wiring and Blocks / Jacks					Furnace Heat / Electric					
Intercom					Solar House-Heating					
Light Fixtures					Woodburning Stove					
Sauna					Fireplace					
Smoke / Fire Alarm(s)					Fireplace Insert					
Switches and Outlets					Air Cleaner					
Vent Fan(s)					Humidifier					
60 / 100 / 200 Amp Service (Circle one)					Propane Tank					
Generator					Other Heating Source					

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	Date (mm/dd/yy)	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)

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

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.				Do structures have aluminum wiring?			
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof?				Are there any encroachments?			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?			
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?				Is the access to your property via a public road?			
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?				Is the access to your property via an easement?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Explain:				Are there any structural problems with the building?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have any substantial additions or alterations been made without a required building permit?			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				Is there any damage due to wind, flood, termites or rodents?			
				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?			
				Is the property in a flood plain?			
				Do you currently pay flood insurance?			
				Does the property contain underground storage tank(s)?			
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
				Is the property located within one (1) mile of an airport?			

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.

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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)

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**

52-08-27-401-074.000-016

Coleman, Jeffery B

218 E Canal St

510, 1 Family Dwell - Platted Lot

Peru City Area 2/15126-016

1/2

General Information

Parcel Number
52-08-27-401-074.000-016
Local Parcel Number
0214548400

Tax ID:

Routing Number
08-27-416-246

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Miami

Township
PERU TOWNSHIP

District 016 (Local 016)
PERU CITY-PERU TOWNSHIP

School Corp 5635
PERU COMMUNITY

Neighborhood 15126-016
Peru City Area 2

Section/Plat

Location Address (1)
218 E Canal St
Peru, IN 46970

Zoning

Subdivision

Lot

Market Model
15126-016

Characteristics

Topography Flood Hazard
Level, High

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024

Review Group 2024

Ownership

Coleman, Jeffery B
1476 W Ellis Rd
Peru, IN 46970

Legal

GODFREY AD E 1/2 LOT 41 & 1/2 VA. ALLEY & W
1/2 LOT 41 42 104 08400



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/24/2012 to 01/01/1900.

Notes

Notes section (empty)

Res

Valuation Records

Table with columns: Assessment Year (2021-2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes rows for 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.

Data Source External Only

Collector

Appraiser 10/13/2023 Brian

Total Value \$7,800

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1382 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" 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
Porch, Enclosed Masonry	198	\$11,400
Wood Deck	444	\$6,000
Canopy, Shed Type	444	\$2,100

Plumbing

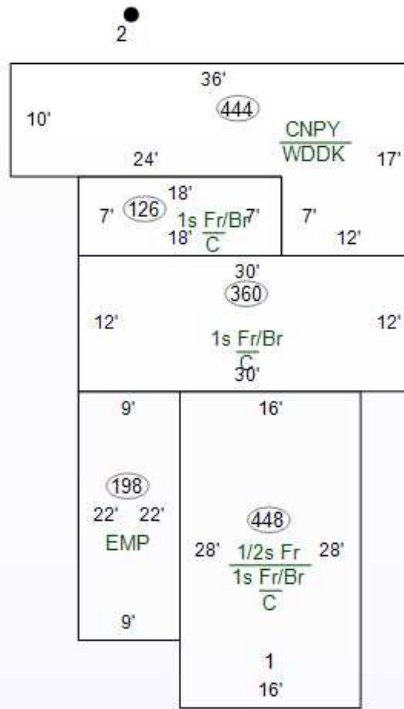
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	934	934	\$77,200	
2				
3				
4				
1/4				
1/2 1Fr	448	448	\$19,000	
3/4				
Attic				
Bsmt				
Crawl	934	0	\$5,600	
Slab				

Total Base \$101,800

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 (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$101,800

Sub-Total, 1 Units

Exterior Features (+)	\$19,500	\$121,300
Garages (+) 0 sqft	\$0	\$121,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.87	
Replacement Cost		\$94,978

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	1/6 Maso	D+2	1900	1948	76	A		0.87		1,382 sqft	\$94,978	50%	\$47,490	0%	100%	1.000	1.100	100.00	0.00	0.00	\$52,200
2: Patio (free standing)	1		C	2023	2023	1	A		0.87		30'x24'	\$3,132	2%	\$3,070	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,100

...Generation after Generation



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