

260-982-0238

WWW.METZGERAUCTION.COM

PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

WITH SPECIALISTS IN REAL ESTATE, FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND **BUSINESS VALUATIONS AND LIQUIDATIONS, WE CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-**ALS EVERY YEAR... MAKING US BIG ENOUGH TO **GUARANTEE PROFESSIONAL SERVICE AND SMALL ENOUGH TO VALUE YOUR BUSINESS!** 



Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

## **REAL ESTATE AUCTION TERMS**

### 2 STORY HOME WITH DETACHED GARAGE ON CORNER LOT!

This property will be offered via Online Only Auction on Tuesday, May 13, 2025 -- Bidding begins closing out at 6:30pm! 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 3% 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 June 13, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$1083.00. 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: Tuesday, May 13, 2025 Bidding begins closing out at 6:30pm

> > 135 E. 3rd St., Peru, IN 46970 Peru Township • Miami County

# www.BidMetzger.com







Date created: 3/10/2025 Last Data Uploaded: 3/8/2025 5:52:19 AM





#### Residential Agent Full Detail Report



Property Type RESIDENTIAL	Status Active		<b>CDO</b> 0 <b>DOM</b> 0	Auction Yes						
MLS # 202512800	135 E 3Rd Street	Peru	IN 46970	LP \$0						
	Area Miami County	Parcel ID 52-08-27-401-244.000-016	Type Site-Built Home	Waterfront No						
	Sub Godfreys	Cross Street	Bedrms 2 F Baths 1	H Baths 0						
	Township Peru	Style Two Story	REO No Short Sale	No						
	School District PERUC	Elem Elmwood/Blair Pointe JrH Pe	eru <b>SrH</b> P	eru High School						
	Legal Description 021-45017-	00 GODFROY ADD E 33' LOT 143 42 100	17000							
Directions From E. Main St. in Peru, turn south onto S. Clay St. Property is on the southwest corner of Clay & 3rd St.										
	Inside City Y City Zor	ning R3 County Zoning	Zoning Description							

Remarks 2 Story Home with Detached Garage on Corner Lot selling via Online Only Auction on Tuesday, May 13, 2025 -- Bidding begins closing out at 6:30pm! Discover the charm of this two-story home, designed to blend classic character with modern comforts. As you step inside, you're welcomed by a large formal entry that leads you into the cozy living room, featuring a wood-burning fireplace surrounded by elegant built-in shelves. Transition seamlessly into the dining room through French doors, where a charming bay window seat invites you to enjoy delightful views. An office adjacent to the dining room provides a quiet retreat for work or study, while a convenient mudroom enhances everyday functionality. Venture upstairs to find a full bath and two spacious bedrooms, each equipped with walk-in closets. Additionally, there's the potential for a third bedroom or extra storage space, offering versatility to suit your needs. A bright sunroom or office bathed in natural light provides a serene environment for creativity or relaxation. This home is further complemented by

**Agent Remarks** Online Auction: Tues. 5.13.25 6:30pm Open House: Tues. 5.6.25 5:30-6pm A 3% buyer's premium will be added to the winning invoice. 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	<b>Lot</b> 143	Lot	0.100	0 / 4,3	356 /	33X13	32	Lot [	Desc 0-2.9999				
Abo	ve Gd Fin So	<b>qFt</b> 1,6	73 Above Gd U	nfin SqFt 8	Balon Below	w Gd F	in SqFt 0		Ttl Below Gd SqFt 84	1 Ttl Fin S	<b>qFt</b> 1,673	Year Built	1920
Age	105 <b>Nev</b>	v Const	No <b>Date</b>	e Complete		Ext	Brick, Viny	yl	Bsmt Full Basement	, Unfinished		#	5
Ro	om Dimensi	<u>ons</u>	Baths Full	Hal	Water	CITY			Basement Material				
	RM DIM	LV	<b>B-Main</b> 0	0	Well Type				Dryer Hookup Gas	Yes	Fireplace	Yes	
LR	14 x 16	M	B-Upper 1	0	Sewer	City			Dryer Hookup Elec	No	Guest Qtrs	No	
DR	12 x 16	М	<b>B-Blw G</b> 0	0	Fuel /	Gas, I	Forced Air		Dryer Hookup G/E	No	Split FlrpIn	No	
FR	Х		Laundry Rm	Baseme	Heating				Disposal	No	Ceiling Fan	No	
KT	10 x 12	M	Laundry L/W	Χ	Cooling	None			Water Soft-Owned	No	Skylight	No	
BK	Х			Built-In Book		` '			Water Soft-Rented	No	ADA Feature	s No	
DN	Х		Hook Up Gas, F Covered, Range						Alarm Sys-Sec	No	Fence		
1B	12 x 12	U	Covered, Italig	e/Overi i looi	t op Gas, i	ub/3110	WEI		Alarm Sys-Rent	No	Golf Course	No	
2B	1 x 14	U							Garden Tub	No	Nr Wlkg Trail	l <b>s</b> No	
3B	Х		•	,	tached /	′ 18 x	20 / 360	0.00	Jet Tub	No	Garage Y/N	Yes	
4B	Х		Outbuilding 1	None		Χ			Pool	No	Off Street Pk		
5B	Х		Outbuilding 2			X			Pool Type				
RR	Х		Assn Dues		Freque	ncy N	lot Applicat	ble		•	iter Heater Gas	ina	
LF	X		Other Fees						FIREPLACE Living	Great Kill, Ele	ciric, vvood Burr	iiig	
EX	5 x 7	М	Restrictions										

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type

Auctioneer Name Chad Metzger Lic # AC31300015 Auction Date 4/15/2025 Time 6:30 Location Online Only: bidmetzger.com

Financing: Existing Proposed Excluded Party None

Annual Taxes \$1,083.00 Exemption Homestead, Supplemental Year Taxes Payable 2025 Assessed Value

Possession at closing

List OfficeMetzger Property Services, LLC - Off: 260-982-0238List AgentChad Metzger - Cell: 260-982-9050Agent E-mailchad@metzgerauction.comList Agent - User Code UP388053395List Team

Co-List Office Co-List Agent

Showing Instr Showingtime or Open House

List Date 4/15/2025 Start Showing Date Exp Date 7/31/2025 Owner/Seller a Real Estate Licensee No Agent/Owner Related No

Seller Concessions Offer Y/N Seller Concession Amount \$

Contract Type Exclusive Right to Sell 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 Office Co-Sell Agent

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. © 2025 IRMLS. All Rights Reserved.

Page Number: Page 1 of 1 04/15/2025 11:03 AM

Sell Team

**Appraiser** 10/13/2023

Brian

1/2

### **General Information**

**Parcel Number** 

52-08-27-401-244.000-016

**Local Parcel Number** 

0214501700 Tax ID:

**Routing Number** 08-27-416-134

**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)

135 E 3rd Peru, IN 46970

Zoning

Subdivision

Lot

**Market Model** 15126-016

Charac	teristics
Гороgraphy	Flood Hazard
High	

**Public Utilities** 

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Monday, April 15, 2024

Review Group 2024

**ERA** 

Data Source External Only

Collector

Eckerley, Dennis L

Ownership Eckerley, Dennis L 135 E Third St PERU, IN 46970

Legal	
021-45017-00 GODFROY ADD	E 33'
LOT 143	
42 100 17000	

**Transfer of Ownership** 

Date	Owner	Doc ID Code	Book/Page	Adj Sale Price	V/I
12/22/2005	Eckerley, Dennis L	QC	05/6343	\$64,100	I
08/30/2004	ECKERLEY, LYMAN E	WD	1		I
12/27/1994	ECKERLY, LYMAN E	WD	1		- 1
01/01/1900	FROM: ECKERLEY, L	WD	1		- 1

			Res								
	Val	uation Records									
Assessment Year	<b>Assessment Year</b> 2024 2023 2022 2021										
Reason For Change	AA	AA	AA	AA	Cyclical						
As Of Date	04/12/2024	04/11/2023	04/06/2022	04/05/2021	01/01/2020						
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	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600						
Land Res (1)	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600						
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0						
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0						
Improvement	\$104,700	\$86,400	\$86,400	\$78,900	\$83,000						
Imp Res (1)	\$104,700	\$86,400	\$86,400	\$78,900	\$83,000						
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0						
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0						
Total	\$108,300	\$90,000	\$90,000	\$82,500	\$86,600						
Total Res (1)	\$108,300	\$90,000	\$90,000	\$82,500	\$86,600						
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0						
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0						

			Land Da	ta (Stand	lard Dep	th: Res 132	2', CI 132'	Base Lo	t: Res	50' X 132	2', CI 50	' X 132')		
Land Type	Pricing Sometho ID	oil )	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		33	33x132	1.00	\$110	\$110	\$3,630	0%	1.0000	100.00	0.00	0.00	\$3,630

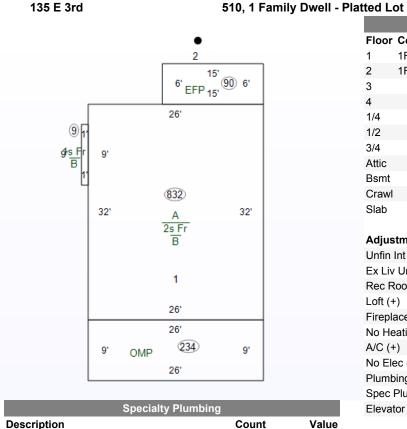
Land Computations	
Calculated Acreage	0.10
Actual Frontage	33
Developer Discount	
Parcel Acreage	0.00
31 Legal Drain NV	0.00
32 Public Roads NV	0.00
33 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
armland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
/alue of Farmland	\$0
Classified Total	\$0
arm / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

Land Computations	
Calculated Acreage	0.10
Actual Frontage	33
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 / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

Porch, Enclosed Frame

90

\$7,200



			Cost Lad	lder	
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	841	841	\$71,200	
2	1Fr	832	832	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic		832	0	\$5,900	
Bsmt		841	0	\$24,300	
Crawl					
Slab					
				<b>Total Base</b>	\$137,000
Adjus	tments	1 R	Row Type	Adj. x 1.00	\$137,000
Unfin I	( /				\$0
Ex Liv	Units (+)				\$0
Rec R	oom (+)				\$0
Loft (+	-)				\$0
•	ace (+)			MS:1 MO:1	\$4,500
	ating (-)		1:841	2:832 A:832	(\$5,300)
A/C (+	-)				\$0
No Ele	ec (-)				\$0
	ing (+ / -)		6 – 9	$5 = 1 \times $800$	\$800
•	Plumb (+)				\$0
Elevat	or (+)				\$0
				al, One Unit	\$137,000
			Sub-To	otal, 1 Units	
	or Feature	` '		\$15,800	\$152,800
Garag	es (+) 0 s	•		\$0	\$152,800
	Qualit	y and D	_	ctor (Grade)	1.05
				on Multiplier	0.87
			Replac	ement Cost	\$139,583

Peru City Area 2/15126-016

2/2

					Sui	nmary of Improve	ments									
Description	Story Constr Height Type	Grade Year Eff Built Year	Eff Co Age nd	Base Rate	LCM A	dj te Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	2 Wood Fr	C+1 1920 1978	46 A		0.87	3,346 sqft	\$139,583	35%	\$90,730	0%	100% 1.000	1.100	100.00	0.00	0.00	\$99,800
2: Detached Garage R 01	1 Wood Fr	D 1900 1900	124 A	\$39.23	0.87 \$27.3	30 18'x20'	\$9,829	50%	\$4,910	0%	100% 1.000	1.000	100.00	0.00	0.00	\$4,900

Total all pages \$104,700 Total this page \$104,700

Value

# **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
  - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - o Click the empty box to Agree to the Auction Terms and Conditions
  - o 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

