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**PROVIDING PROFESSIONAL AUCTION,
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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!**



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

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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





52-08-27-401-244.000-016

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

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024
Review Group 2024

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



135 E 3rd

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	/		I
12/27/1994	ECKERLY, LYMAN E		WD	/		I
01/01/1900	FROM: ECKERLEY, L		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' 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		33	33x132	1.00	\$110	\$110	\$3,630	0%	1.0000	100.00	0.00	0.00	\$3,630

Peru City Area 2/15126-016 1/2

Notes

Land Computations

Calculated Acreage	0.10
Actual Frontage	33
Developer Discount	<input type="checkbox"/>
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	\$3,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$3,600

Data Source External Only

Collector

Appraiser 10/13/2023 Brian

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	1673 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" 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 checked="" 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, Open Masonry	234	\$8,600
Porch, Enclosed Frame	90	\$7,200

Plumbing

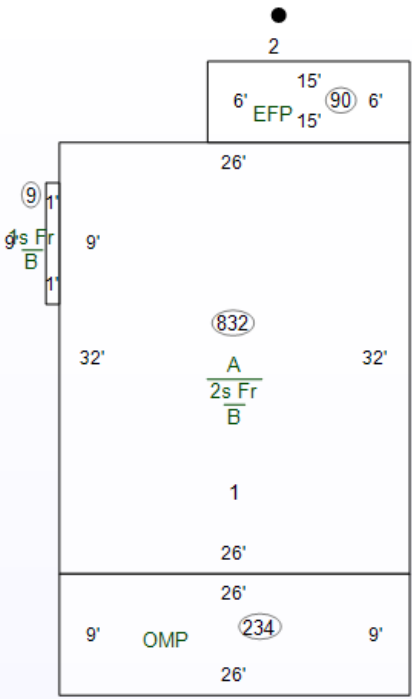
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

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

Heat Type

No Heat, Gravity



Specialty Plumbing

Description	Count	Value
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Cost Ladder

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					

	Total Base	\$137,000
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Adjustments	1 Row Type Adj. x 1.00	\$137,000
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Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)		\$0
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Loft (+)		\$0
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Fireplace (+)	MS:1 MO:1	\$4,500
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No Heating (-)	1:841 2:832 A:832	(\$5,300)
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A/C (+)		\$0
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No Elec (-)		\$0
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Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$137,000
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$15,800	\$152,800
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Garages (+) 0 sqft	\$0	\$152,800
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Quality and Design Factor (Grade)		1.05
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Location Multiplier		0.87
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	Replacement Cost	\$139,583
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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	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	\$27.30	18'x20'	\$9,829	50%	\$4,910	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,900

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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