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

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REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Wednesday, December 8, 2021— 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 \$2,500.00 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. 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 January 14, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$106.00. 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 Auction: Wednesday, December 8, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 1542 W. 400 S., Peru, IN 46970
Pipe Creek Township • Miami County

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



260-982-0238

CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/09/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202147147	1542 W 400 S	Peru	IN	46970	Status	Active	LP	\$0	
	Area	Miami County	Parcel ID	52-11-08-300-007.000-017	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location	Rural	Style	One and Half Story	REO	No	Short Sale	No		
	School District	MACO Elem	Pipe Creek/Maconaquah JrH	Maconaquah	SrH	Maconaquah				
	Legal Description	016-30416-00 SE COR SW1/4; 08-26-04; 6.00; 31 304 01600								
	Directions	From US 31, head East on 400 S. Property will be on the north side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A2	Zoning Description			

Remarks Country Home on 6+/- Acres selling via Online Only Auction on Wednesday, December 8, 2021 - Bidding begins closing out at 6 PM! This home features 3 Bedrooms, 2 Baths, & 2-Car Attached Garage. Main Floor consists of Kitchen open to the Living Room, Large Master Bedroom, Full Bath, & another Bedroom. Full Walk-Out Basement has another Bedroom & Full Bath, Laundry Room, Kitchenette & Family Room - perfect for entertaining! The 6+/- Acres includes mature timber! Great Opportunity to get into the Peaceful Country! Open House: Tuesday, November 30 5:30-6pm

Agent Remarks Online Auction: Wed. 12.8.21 6pm Open House: Tues. 11.30.21 5:30-6pm TERMS: \$2,500 down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If Survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

Sec	Lot	Lot Ac/SF/Dim	6.0000	/	261,360	/	1130x360	Src N	Lot Des	6-9.999				
Township	Pipe Creek	Abv Gd Fin SqFt	1,716	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,044	Ttl Fin SqFt	1,716	Year Built	1957			
Age	64	New	No	Date Complete	Ext	Vinyl	Fndtn	Partial Basement, Partially Finished			# Rooms	8		
Room	Dimensions	Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No			
LR	x	M	B-Upper	0	0	Fuel	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw G	1	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x				Cooling	Central Air		Disposal	No	Ceiling Fan	No			
KT	x	M	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Dryer Hook Up Electric, Kitchenette, Main Level				Water Soft-Rented	No	ADA Features	No			
DN	x		Bedroom Suite, Washer Hook-Up					Alarm Sys-Sec	No	Fence				
MB	14 x 20	M						Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 14	M	Garage	2.0	/ Attached	/ 24	x 25	/ 600.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 12	B	Outbuilding	Pole/Post	24 x 19			Jet Tub	No	Garage Y/N	Yes			
4B	x		Outbuilding		x			Pool	No	Off Street Pk				
5B	x		Assn Dues	Not Applicable				Pool Type						
RR	x		Other Fees					SALE INCLUDES	Water Heater Electric					
LF	x		Restrictions											
EX	x		Water Access	Wtr Name										
WtrType				Wtr Frtg	Channel Frtg									
Water Features				Lake Type										
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015						
Owner Name														
Financing:	Existing	Proposed				Excluded Party				None				
Annual Taxes	\$106.00	Exemptions	Homestead, Over 65,				Year Taxes Payable	2020	Assessed Value					
Is Owner/Seller a Real Estate Licensee	No				Possession	At Closing								
List Office	Metzger Property Services, LLC - office: 260-982-0238						List Agent	Chad Metzger - Cell: 260-982-9050						
Agent E-mail	chad@metzgerauction.com						List Agent - User Code	UP388053395						
Co-List Office							Co-List Agent							
Showing Instr	Showing time or Open House						Start Showing Date							
List Date	11/9/2021	Exp Date	12/31/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes			
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Lockbox Type		MECH		Lockbox Location	Front Door		Type of Sale						
Pending Date	Closing Date		Selling Price		How Sold		CDOM 0							
Ttl Concessions Paid	Sold/Concession Remarks													
Sell Off	Sell Agent		Co-Sell Off		Co-Sell Agent									

Presented by: Chad Metzger / Metzger Property Services, LLC
Information is deemed reliable but not guaranteed.

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52-11-08-300-007.000-017

General Information

Parcel Number
52-11-08-300-007.000-017

Local Parcel Number
0163041600

Tax ID:

Routing Number
11-08-017-020

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2021

Location Information

County
Miami

Township
PIPE CREEK TOWNSHIP

District 017 (Local 017)
PIPE CREEK TOWNSHIP

School Corp 5615
MACONAQUAH

Neighborhood 16801-017
Pipe Creek Twp

Section/Plat
08

Location Address (1)
1542 W 400 S
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
16801-017

Characteristics

Topography Flood Hazard
High, Low, Rolling

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 10, 2021

Review Group

Pier, Roy Harvey & Patricia A

Ownership

Pier, Roy Harvey & Patricia A
1542 W 400 S
PERU, IN 46970

Legal

016-30416-00 SE COR SW1/4 08-26-04 6.00
31 304 01600



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2021	As Of Date	04/05/2021	01/01/2020	04/10/2019	06/12/2018	05/02/2017
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☒
\$36,000	Land	\$36,000	\$36,000	\$36,000	\$36,000	\$27,400
\$20,500	Land Res (1)	\$20,500	\$20,500	\$20,500	\$20,500	\$16,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,500	Land Non Res (3)	\$15,500	\$15,500	\$15,500	\$15,500	\$11,400
\$107,400	Improvement	\$107,400	\$107,400	\$107,400	\$85,500	\$81,500
\$105,600	Imp Res (1)	\$105,600	\$105,600	\$105,600	\$83,700	\$79,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,800	Imp Non Res (3)	\$1,800	\$1,800	\$1,800	\$1,800	\$1,700
\$143,400	Total	\$143,400	\$143,400	\$143,400	\$121,500	\$108,900
\$126,100	Total Res (1)	\$126,100	\$126,100	\$126,100	\$104,200	\$95,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$17,300	Total Non Res (3)	\$17,300	\$17,300	\$17,300	\$17,300	\$13,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A	HEG	0	1.0000	1.00	\$20,500	\$20,500	\$20,500	0%	100%	1.0000	\$20,500
91	A	SH	0	5.0000	1.00	\$3,100	\$3,100	\$15,500	0%	0%	1.0000	\$15,500

Data Source External Only

Collector

1542 W 400 S

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 Pier, Roy Harvey & Pat WD / \$0 I

511, 1 Family Dwell - Unplatted (0 to 9.9

Res

Appraiser 02/04/2018 Brian

Pipe Creek Twp/16801-017 1/2

Notes

Land Computations

Calculated Acreage	6.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	6.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	5.00
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	\$20,500
91/92 Value	\$15,500
Supp. Page Land Value	
CAP 1 Value	\$20,500
CAP 2 Value	\$0
CAP 3 Value	\$15,500
Total Value	\$36,000

2/2

\$107,400

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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