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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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YOUR BUSINESS!**



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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 Thursday, March 3, 2022– 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 \$2,000.00 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 April 8, 2022. 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 \$71.42. 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: Thursday, March 3, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 1874 W. Golden Hills Dr., Peru, IN 46970
Pipe Creek Township • Miami County

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



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 02/09/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202204069	1874 W Golden Hills Drive	Peru	IN	46970	Status	Active	LP	\$0
	Area	Miami County	Parcel ID	52-11-05-202-004.000-017					
	Sub	Golden Hill(s)	Cross Street	Bedrms	3	F Baths	1	H Baths	0
	Location	City/Town/Suburb	Style	One Story	REO	No	Short Sale	No	
	School District	MACO Elem	Pipe Creek/Maconaquah JrH	Maconaquah	SrH	Maconaquah			
	Legal Description	016-22417-00 GOLDEN HILLS 2ND; 05-26-04; .57 SUBD LOT 9; 31 224 01700							
	Directions	From US 31, head east on Business 31. Turn south onto Golden Hills Dr. Property is on the northeast side of the road as the road							
	Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description			

Remarks Ranch Home with 2-Car Attached Garage selling via Online Auction on Thursday, March 3, 2022 -- Bidding begins closing out at 6:00 PM! This home features 3 Bedrooms & 1 Bath on the Main Floor with 2-Car Attached Garage! Rooms are Spacious & Living Room features a large stone fireplace! Unfinished Basement has a brick fireplace and would make a great rec room! Laundry hookups on both the main floor & basement level. Great location on a corner lot! Open House: Tuesday, February 22nd 5:30-6pm

Agent Remarks Online Auction: Thurs. 3.3.22 6pm Open House: Tues. 2.22.22 5:30-6pm TERMS: \$2,000 down the day of the auction. Possession at closing. Taxes prorated. No survey unless required for clear title. 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 Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 9	Lot Ac/SF/Dim	0.5700	/ 24,829	/ 200x125	Src N	Lot Des	0-2.9999						
Township	Pipe Creek	Abv Gd Fin SqFt	1,400	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,050	Ttl Fin SqFt	1,400	Year Built	1962			
Age	60	New	No	Date Complete	Ext	Brick	Fndtn	Crawl, Partial Basement	# Rooms	8				
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes			
LR	x		B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes			
KT	x		Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric, Porch Covered, Porch Open, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up										
DN	x													
MB	14 x 14	M												
2B	14 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00	Alarm Sys-Sec	No	Fence			
3B	12 x 12	M	Outbuilding	None		x		Alarm Sys-Rent	No	Golf Course	No			
4B	x		Outbuilding			x		Garden Tub	No	Nr Wlkg Trails	No			
5B	x		Assn Dues		Not Applicable			Jet Tub	No	Garage Y/N	Yes			
RR	x		Other Fees					Pool	No	Off Street Pk				
LF	x		Restrictions					Pool Type						
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 \$71.42

Exemptions

Homestead, Mortgage, Over 65,

Year Taxes Payable 2021

Assessed Value

Is Owner/Seller a Real Estate Licensee No

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

Co-List Office

Co-List Agent

Showing Instr Showing time or Open House

Start Showing Date

List Date	2/9/2022	Exp Date	3/31/2022	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
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IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None
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Virtual Tours:

Lockbox Type NONE

Lockbox Location n/a

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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Featured properties may not be listed by the office/agent presenting this brochure.



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**

52-11-05-202-004.000-017

General Information

Parcel Number
52-11-05-202-004.000-017

Local Parcel Number
0162241700

Tax ID:

Routing Number
11-05-017-176

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 16118-017
Golden Hills

Section/Plat
05

Location Address (1)
1874 W GOLDEN HILLS DRIVE
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
16118-017

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 10, 2021

Review Group

Allman, Alice Ann

Ownership

Allman, Alice Ann
1874 W Golden Hills Dr
Peru, IN 46970

Legal

016-22417-00 GOLDEN HILLS 2ND 05-26-
04 .57 SUBD LOT 9
31 224 01700



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	☐	☐	☐	☐	☒
\$23,900	Land	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$23,900	Land Res (1)	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$90,400	Improvement	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$90,400	Imp Res (1)	\$90,400	\$90,400	\$90,400	\$90,400	\$89,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,300	Total	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$114,300	Total Res (1)	\$114,300	\$114,300	\$114,300	\$114,300	\$112,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		0	0.5670	1.43	\$29,500	\$42,185	\$23,919	0%	100%	1.0000	\$23,920

Data Source External Only

Collector

Appraiser 02/11/2018 Brian

1874 W GOLDEN HILLS DRIVE 511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 Allman, Alice Ann WD / \$0 I

Res

Golden Hills/16118-017

Notes

Land Computations

Calculated Acreage	0.57
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.57
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	\$23,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$23,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,900

...Generation after Generation



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