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**PROVIDING PROFESSIONAL AUCTION,
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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

Commercial Building on SR 105!

This property will be offered at Online Auction on Monday, November 20, 2023 -- 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 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 10% down the day of the auction with the balance 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. 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 the 24 hour time period 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 22, 2023. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$183.24. 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: Monday, November 20, 2023

Bidding begins closing out at 6 pm!

8013 N. 900 W., Huntington, IN 46750

Warren Township • Huntington County

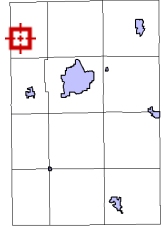
Auction Manager: Neal Snyder 260.358.7923

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



**Beacon**TM

Huntington County, IN

**Overview****Legend**

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID 35-03-22-300-051.900-019**Sec/Twp/Rng** --**Property Address** 8013 N 900 W
HUNTINGTON**Alternate ID** 350322300051900019**Class** Convenience market**Acreage** 0.06**Owner Address** Roth, Randall

8049 W 1000 N

Huntington, IN 46750

District WARREN TWP R E**Brief Tax Description** 011-00519-00 PT SW 20 X 132 FT SEC 22 .06A

(Note: Not to be used on legal documents)

Date created: 10/25/2023

Last Data Uploaded: 10/24/2023 8:31:33 PM

Developed by **Schneider**
GEOSPATIAL

Property Type	COMMERCIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS	202339368	8013 N 900 W	Huntington	IN	46750	Statu	Active	LP	\$0
	Area	Huntington County	Parcel ID	35-03-22-300-051.900-019			Type	Retail	
	Cross Street							Age	47
	REO	N	Short Sale	No					
	Legal Description	011-00519-00 PT SW 20 X 132 FT SEC 22 .06A & 011-00520-00 PT SW 30 X 132 FT SEC 22 LOT 55							
	Directions	Property is on the east side of SR 105 in Bippus.							
	Inside City Limits	N	City Zoning	County Zoning	OTH	Zoning Description	GB		

Remarks Commercial Building on SR 105 selling via Online Only Auction Monday, November 20, 2023 -- Bidding begins closing out at 6 pm! Great Investment Opportunity for your business! Newer rubber roofed building with show room, back room, & a bathroom would make a great office space, retail space, or customize for your business. All coolers are included with the sale of the property including the 3-Door Glass Front Cooler. Open House: Monday, November 13th 5:30-6pm

Agent Remarks Online Auction: Mon. 11.20.23 6pm Open House: Mon. 11.13.23 5:30-6pm TERMS: 10% down 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

Sec	Lo	Township	Warren	Lot Ac/SF/Dim	0.0600	/ 2,614	/ 50X132	Src			
Year Built	1976	Age	47	New	No	Years Established	Exterior	Metal	Foundation	None	
Const Type	Site built			Total # Bldgs	1	Stories	1.0	Total Restrooms	1		
Bldg #1 Total Above Gd SqFt	1,890			Total Below Gd SqFt	0	Story	1	Finished Office SqFt	0		
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt			
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt			
Location				Fire Protection	Township			Fire Doors	No		
Bldg Height				Roof Material	Rolled, Rubber			Int Height	10		
Interior Walls	Drywall			Ceiling Height	10			Column Spcg	n/a		
Flooring	Concrete, Vinyl Tile			Parking	Street			Water	City		
Road Access	City			Equipment	No			Well Type			
Currently Lsd	No			Enterprise Zone	No			Sewer	City		
								Fuel /	Electric, Baseboard		
SALE INCLUDES	Building, Land							Heating			
SPECIAL FEATURES	Display Room							Cooling	Wall AC		
								Burglar Alarm	No		
								Channel Frtg			
								Water Frtg			
Water Access				Water Name				Lake Type			
Water Features											
Auction	Yes	Auctioneer Name	Chad Metzger & Neal Snyder			Auctioneer License #	AC31300015				
Occupancy				Owner Name							
Financing:	Existing				Proposed			Excluded Party	None		
Annual Taxes	\$183.24	Exemption	No Exemptions		Year Taxes Payable	2023		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 ID	RB14045939			Agent E-mail	chad@metzgerauction.com						
Co-List Office					Co-List Agent						
Showing Instr	Showingtime or Open House										
List Date	10/25/2023	Exp Date	2/29/2024	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Ye	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell			BBC	2.5%	Variable Rate	No	Special Listing Cond.	None
Virtual Tour											
Pending Date				Closing Date			Selling Price	How Sold	CDOM 1		
Total Concessions Paid	Sold/Concession Remarks										
Sell Office				Sell Agent							
Co-Sell Office				Co-Selling Agent							

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2023 IRMLS. All Rights Reserved.



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

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

www.METZGERAUCTION.COM

Average Utilities

Company		Average Amount
Gas		\$
Electric		\$ 50/month
Water		\$
Other	Sewer	\$ 450/year
HOA		\$

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**

ADMINISTRATIVE INFORMATION			OWNERSHIP			TRANSFER OF OWNERSHIP		
PARCEL NUMBER 35-03-22-300-051.900-019			Roth, Randall 8049 W 1000 N Huntington, IN 46750 USA			Tax ID 0110051900		
Parent Parcel Number			011-00519-00 PT SW 20 X 132 FT SEC 22 .06A			Printed 04/17/2023 Card No. 1 of 1		
Property Address 8013 N 900 W						Date		
Neighborhood 3519449 WARREN TWP GEN RET 1960A						08/28/2018 Lee, Rosalie \$15000		
Property Class 428 Com Convenience market						12/29/2011 LEE, ROSALIE \$15000		
TAXING DISTRICT INFORMATION						10/30/2009 MONROE, HERSHEL & HAZEL \$36520		
Jurisdiction 35 Huntington								
Area 011 Warren								
Corporation N								
District 019 Warren Twp								
Routing Number 11F22-2-C29								

COMMERCIAL

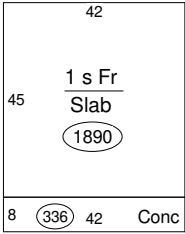
Site Description		VALUATION		L	1900	1900	1900	1900	1900	1900	
Topography:		True Tax Value		B	7000	7200	7200	7200	7800	7700	
Level				T	8900	9100	9100	9100	9700	9600	
Public Utilities:		LAND DATA AND CALCULATIONS									
Electric											
Street or Road:											
Paved											
Neighborhood:											
Static		Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 150 -or- Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning:		1 FRONT LOT	20.0	20.0	132.0	0.95	100.00	95.00	1900		1900
Legal Acres:											
0.0000											
Admin Legal											
0.0600											

001: OLD USERS KEY #F7B-C16 / OLD NBHD 311001			Supplemental Cards			Supplemental Cards		
7-7 MINI MART - THIS PARCEL NEEDS SUPPORT FROM								
PARCEL			MEASURED ACREAGE			TRUE TAX VALUE		
CY19: CYCLICAL REASSESSMENT 2019			FARMLAND COMPUTATIONS					
CY23: CYCLICAL REASSESSMENT 2023			Parcel Acreage			Measured Acreage		
NO CHANGES			81 Legal Drain NV [-]			Average True Tax Value/Acre		
			82 Public Roads NV [-]			TRUE TAX VALUE FARMLAND		
			83 UT Towers NV [-]			Classified Land Total		
			9 Homesite(s) [-]			Homesite(s) Value (+)		
			91/92 Excess Acreage[-]			Excess Acreage Value (+)		
			TOTAL ACRES FARMLAND			Supplemental Cards		
			TRUE TAX VALUE			TOTAL LAND VALUE		
						1900		

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
	B	1	2	U
Frame		Yes		
Brick				
Metal				
Guard				
FRAMING				
	B	1	2	U
Wd Jst	0	1890	0	0
FINISH				
	UF	SF	FO	FD
1	0	0	1890	0
Total	0	0	1890	0
HEATING AND AIR CONDITIONING				
	B	1	2	U
Heat	0	1890	0	0
A/C	0	1890	0	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths				
Half Baths			1	2
Extra Fixtures				2
TOTAL	0			4

IMPROVEMENT DATA



P Key	GCM46
#Units	
AVSize	
Floor	1
Perim	174
PAR	9
Height	8
Use	UTLSTOR
Use SF	1890
Use %	100.00%

Rate	68.90
Fr Adj	-14.26
WH Adj	-8.76
Ot Adj	0.00
BASE	45.88
BPA %	100%

Subtot	45.88
--------	-------

U Fin	0.00
Ot Adj	0.00
IntFin	0.00
Div W	0.00
Lightg	0.00
AirCon	4.23
Heat	0.00
Sprink	0.00

SF Pr	50.11
x SF	94710

Subtot	94710
Plumb	6400
SpFeat	0
ExFeat	1850
TOTAL	102960
Qual/Gr	D

RCN	76600
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Use Dep	80/ 0
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(LCM: 93.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	UTLSTOR	0.00		D	1976	1976	F	0.00	N	0.00	1890	76600	80	50	100	100	7700

...Generation after Generation



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