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Property Services, LLC

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260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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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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260-982-0238

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

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ONLINE REAL ESTATE AUCTION TERMS

21,000+\$F MULTI-USE BUILDING SELLING REGARDLESS OF PRICE!

This property will be offered at Online ABSOLUTE Auction on Wednesday, November 5, 2025 – 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 and 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 Seller and the Buyer. A 10% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% will be due on 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. Buyers 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. Buyers 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 5, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '24 due in '25 were approximately \$13,651.64. Metzger Property Services LLC, Chad Metzger, and 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

Online Auction: Wednesday, November 5, 2025
Bidding begins closing out at 6 pm
Selling Regardless of Price!

1220 W. Bristol St., Elkhart, IN 46514

Osolo Township • Elkhart County

www.BidMetzger.com





027

022-021

02-31-251-023-027

02-31-252-011-026

02-31-276-001-026

02-31-253-005-027

02-31-253-006-027


02-31-253-015-027

02-31-253-016-027

02-31-253-023-027

02-31-276-003-027

026-001-027

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202540816	1220 W Bristol Street	Elkhart	IN	46514	Statu	Active	LP	\$0
	Area	Elkhart County	Parcel ID	20-02-31-253-006.000-027			Type	Retail	
	Cross Street	Age 72							
	REO	N	Short Sale	No					
	Legal Description	NORTH MANOR ADD W 50FT LOT 115 LOT 116 E 42FT LOT 117 & N 20FT VAC BRICK CT ADJ &							
	Directions	On IN-19 in Elkhart - north side of the road. Just west of the Hwy 5 (Edwardsburg Ave) & 19 (Bristol St) intersection.							
Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks 21,000+ SF Multi-Use Building Selling ABSOLUTE via Online Only Auction on Wednesday, November 5, 2025 - Bidding begins closing out at 6 pm! Over 21 ,000 SF of multi-use commercial space located directly on busy Highway 19, offering excellent visibility and high traffic exposure. This property features a combination of open warehouse space and storefront with large display windows, ideal for retail, showroom, storage, or light industrial use. A detached garage provides additional storage or workshop space. The flexible layout offers endless possibilities for customization to suit a wide range of business types. Property is being sold as-is, making it a great opportunity for investors, developers, or owner-users to renovate and add value. Don't miss your chance to own a large commercial footprint in a high -demand location. Open House: Monday, October 27th 5:30-6pm

Agent Remarks Online Auction: Wed. 11.5.25 6pm Open House: Mon. 10.27.25 5:30-6pm A 10% 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 site. The seller has the right to accept offers prior to closing.

Sec	Lo	Township	Osolo	Lot Ac/SF/Dim				1.4500	/	63,162	/	160x400	Src
Year Built	1953	Age	72	New	No	Years Established			Exterior	Brick, Wood	Foundation		Partial
Const Type	site built			Total # Bldgs		2		Stories	2.0	Total Restrooms		2	
Bldg #1 Total Above Gd SqFt	21,509			Total Below Gd SqFt		651		Story	2	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		City				Fire Doors		No	
Bldg Height				Roof Material		Shingle				Int Height		8	
Interior Walls		Block, Drywall		Ceiling Height		8				Column Spcg		n/a	
Flooring		Concrete		Parking		Lot, Off-Street, Paved				Water		City	
Road Access		City		Equipment		No				Well Type			
Currently Lsd		No		Enterprise Zone		No				Sewer		City	
										Fuel /		Gas, Forced Air, Multiple Heating Systems	
SALE INCLUDES		Building, Land								Heating			
INTERNAL ROOMS		Showroom, Storage, Warehouse								Cooling		Central Air	
SPECIAL FEATURES		Basement, Display Window(s)								Burglar Alarm		No	
										Channel Frtg			
										Water Frtg			
Water Access				Water Name				Lake Type					
Water Features													
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015			
Occupancy				Owner Name									
Financing:		Existing		Proposed						Excluded Party		None	
Annual Taxes	\$13,651.	Exemption				Year Taxes Payable		2025	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	10/9/2025	Exp Date	1/31/2026	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	Ye	Show Comments	Yes
IDX Include	Y	Contract Type		Exclusive Right to Sell							Special Listing Cond.		None
Seller Concessions Offer Y/N				Seller Concession Amount \$									
Virtual Tour				Type of Sale									
Pending Date		Closing Date				Selling Price		How Sold		CDOM			0
Total Concessions Paid				Sold/Concession Remarks									
Sell Office				Sell Agent									
Co-Sell Office				Co-Selling Agent									
Presented by:		Jen Rice - Cell: 260-982-0238					/		Metzger Property Services, LLC - Off: 260-982-0238				

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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**

20-02-31-253-006.000-027

General Information

Parcel Number
20-02-31-253-006.000-027

Local Parcel Number
02-31-253-006-027

Tax ID:
0231C

Routing Number

Property Class 409
Commercial Parcel Classified as Va

Year: 2024

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2746023-027
2746023-Commercial-Acre-Fringe-

Section/Plat

Location Address (1)
1220 W BRISTOL STREET
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
Commercial Market

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024
Review Group 2022

DILLMAN M DWIGHT FACTORY

Ownership

DILLMAN M DWIGHT FACTORY OUT
PO Box 205
Peru, IN 469700205

Legal

NORTH MANOR ADD W 50FT LOT 115 LOT 116 E
42FT LOT 117 & N 20FT VAC BRICK CT ADJ



1220 W BRISTOL STREET

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	DILLMAN M DWIGHT		CO		/		I

409, Commercial Parcel Classified as V

2746023-Commercial-Acre-

Notes

Commercial

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	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	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300

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

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
11	A		0	0.646000	1.40	\$70,000	\$98,000	\$63,308	0%	1.0000	0.00	0.00	100.00	\$63,310

Land Computations

Calculated Acreage	0.65
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.65
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	0.65
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$63,300
Total Value	\$63,300

20-02-31-253-016.000-027

General Information

Parcel Number
20-02-31-253-016.000-027

Local Parcel Number
02-31-253-016-027

Tax ID:
0231C

Routing Number

Property Class 429
Other Retail Structures

Year: 2025

Location Information

County
Elkhart

Township
OSOLO TOWNSHIP

District 027 (Local 027)
EC OSOLO

School Corp 2305
ELKHART COMMUNITY

Neighborhood 2746023-027
2746023-Commercial-Acre-Fringe-

Section/Plat

Location Address (1)
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ELKHART, IN 46514

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ZO01 Residential

Subdivision

Lot

Market Model
Commercial Market

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Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 1, 2025

Review Group 2022

DILLMAN M DWIGHT FACTORY

Ownership

DILLMAN M DWIGHT FACTORY OUT
PO Box 205
Peru, IN 469700205

Legal

NORTH MANOR ADD E 42FT LOT 9 LOT 10 VAC
BLOCK CT & S 20FT VAC BRICK CT



1220 W BRISTOL STREET

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2004	DILLMAN M DWIGHT		CO	/	\$150,000	I
01/01/1900	DILLMAN M DWIGHT		CO	/	\$150,000	I

2746023-Commercial-Acre-1/4

Notes

Commercial

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	\$67,000	\$67,000	\$67,000	\$67,000	\$67,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$67,000	\$67,000	\$67,000	\$67,000	\$67,000
Improvement	\$385,000	\$315,800	\$260,900	\$258,300	\$236,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$385,000	\$315,800	\$260,900	\$258,300	\$236,700
Total	\$452,000	\$382,800	\$327,900	\$325,300	\$303,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$452,000	\$382,800	\$327,900	\$325,300	\$303,700

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

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
11	A		0	0.798000	1.20	\$70,000	\$84,000	\$67,032	0%	1.0000	0.00	0.00	100.00	\$67,030

Land Computations

Calculated Acreage	0.80
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.80
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	0.80
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$67,000
Total Value	\$67,000

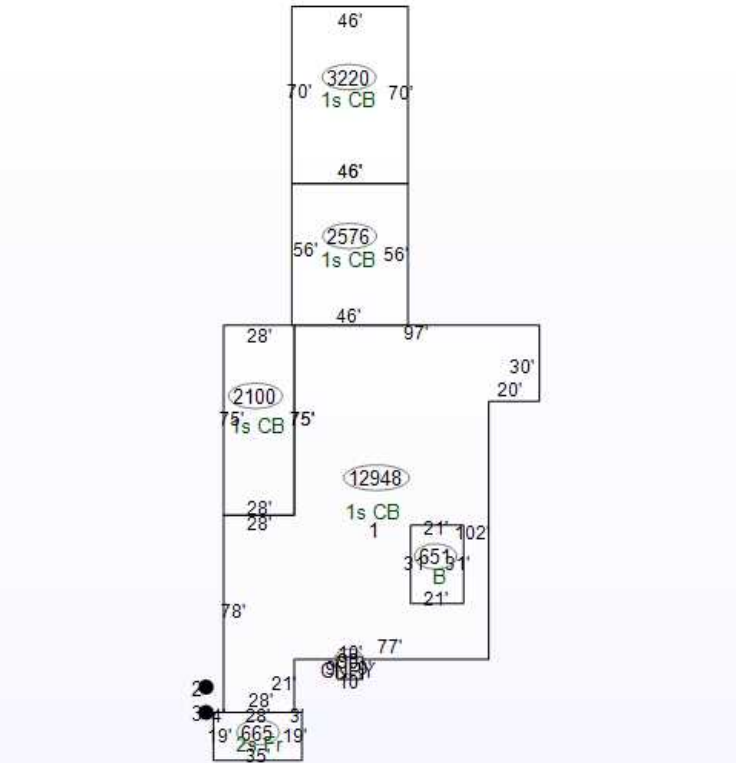
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 1(104')	1: 1(636'),2(22	U: 1(108')
Heating		21509 sqft	665 sqft
A/C			665 sqft
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures		0	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 90sqft	\$2,530		



Building Computations			
Sub-Total (all floors)	\$1,698,536	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,704,266
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$2,530	Repl. Cost New	\$1,227,071
Exterior Features	\$0		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	GENRET
Use Area	651 sqft	526 sqft	2100 sqft	13087 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	2.4%	9.8%	60.8%
Eff Perimeter	104'	860'	860'	860'
PAR	16	4	4	4
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	0	-1	-1	-1
Floor	B	1	1	1
Wall Height	8'	8'	8'	8'
Base Rate	\$102.18	\$111.69	\$93.65	\$93.65
Frame Adj	(\$10.96)	(\$9.52)	\$0.00	\$0.00
Wall Height Adj	(\$2.67)	(\$3.81)	(\$7.22)	(\$7.22)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$88.55	\$98.36	\$86.43	\$86.43
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$88.55	\$98.36	\$86.43	\$86.43
Interior Finish	\$0.00	(\$3.23)	(\$3.04)	(\$3.04)
Partitions	(\$0.79)	\$0.00	(\$3.68)	(\$3.68)
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	(\$7.30)	(\$5.00)	(\$5.00)
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$86.43	\$87.83	\$74.71	\$74.71
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$56,266	\$46,200	\$156,900	\$977,785

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: Mixed Use Commercial	2	Concrete	D	1953	1953	72	F		0.90		22,825 sqft	\$1,227,071	80%	\$245,410	0%	100%	1.000	1.460	0.00	0.00	100.00	\$358,300
2: Detached Garage/Boat H	1	Wood Fr	D	1967	1967	58	A	\$33.88	0.90	\$24.39	25'x45'	\$27,443	45%	\$15,090	0%	100%	1.000	1.460	0.00	0.00	100.00	\$22,000
3: Paving	1	Asphalt	C	1953	1953	72	A	\$2.81	0.90	\$2.53	6,400 sqft	\$16,186	80%	\$3,240	0%	100%	1.000	1.460	0.00	0.00	100.00	\$4,700

...Generation after Generation



Metzger
Property Services, LLC

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