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

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REAL ESTATE AUCTION TERMS

Highly Visible Commercial Building!

This property will be offered at Simulcast Auction on Monday, December 20, 2021 at 6:00 PM at the property. Bid Live In-Person or Online! 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 \$5,000.00 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 January 21, 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 \$4,297.00. 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.

Simulcast Auction: Monday, December 20, 2021 at 6:00 pm

Property Location: 1013 S. Michigan St., South Bend, IN 46601

Portage Township • St. Joseph County

Bid Live In-Person or Online!

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 12/06/2021

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202150074	1013 S Michigan Street	South Bend	IN	46601	Status	Active	LP	\$0
	Area	St. Joseph County	Parcel ID	71-08-13-103-024.000-026	Type	Mixed Use	Age	121	
	Cross Street								
	REO	N	Short Sale	No					
	Legal Description	Lot 7 South Bend City							
	Directions	From US 31, continue north onto Michigan Street. Property is on the west side of the road.							
Inside City Limits		City Zoning	County Zoning	Zoning Description					

Remarks Highly Visible Commercial Building going to Auction on Monday, December 20, 2021 at 6:00 PM! This 2-Story Commercial Building has 7000+SF for your business! There is an unfinished basement that can be utilized for storage also! Great building to make it your own with a great location! Open House: Monday, December 13 5:30-6pm

Agent Remarks Auction: Mon. 12.20.21 6pm Open House: Mon. 12.13.21 5:30-6pm TERMS: \$5,000.00 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 7	Township	Portage	Lot Ac/SF/Dim	0.2500 / 10,890 / 66x165	Src	N
Year Built	1900	Age	121	New	No	Years Established	
Const Type	Brick	Total # Bldgs	1	Exterior	Brick	Foundation	Full Basement,
Bldg #1 Total Above Gd SqFt	7,480	Total Below Gd SqFt	3,740	Stories	2.0	Total Restrooms	3
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story	1	Finished Office SqFt	7,480
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	City	Story		Finished Office SqFt	
Bldg Height		Roof Material	Build-Up			Fire Doors	No
Interior Walls	Drywall	Ceiling Height	9			Int Height	9
Flooring	Wood	Parking	Public, Street			Column Spcg	n/a
Road Access	City	Equipment	No			Water	City
Currently Lsd	No	Enterprise Zone	No			Sewer	City
						Fuel /	Gas, Forced Air
						Heating	
						Cooling	Central Air
						Burglar Alarm	No
						Channel Frtg	
						Water Frtg	

SALE INCLUDES Building
SPECIAL FEATURES Office Space

Water Access			Water Name			Lake Type							
Water Features													
Auction	Yes	Auctioneer Name		Chad Metzger		Auctioneer License #		AC31300015					
Occupancy Comm				Owner Name									
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes		\$4,297.00	Exemption		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 ID	RB14045939		Agent E-mail		chad@metzgerauction.com								
Co-List Office			Co-List Agent										
Showing Instr		Showing time or Open House											
List Date	12/6/2021	Exp Date	1/31/2022	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type		Exclusive Right to Sell		BBC	1.0%	Variable Rate		No	Special Listing Cond.		None
Virtual Tour													
Type of Sale													
Pending Date			Closing Date			Selling Price		How Sold			CDOM		0
Total Concessions Paid				Sold/Concession Remarks									
Sell Off		Sell Agent		Co-Sell Off		Co-Selling Agent							

Information is deemed reliable but not guaranteed.

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

St. Joseph County

Property Information

Subject Property:	1013 S MICHIGAN ST, SOUTH BEND 46601
Parcel ID:	018-8001-0048
State ID:	71-08-13-103-024.000-026
Current Owner(s):	BOUTELLE RUTH H AND WHITE CHARLES R
Mailing Address:	2425 S Twyckenham , South Bend IN 46614 SEE TRANSFER NOTE
Assessed Usage:	COMMERCIAL OTHER RETAIL STRUCTURES
Township:	SB Portage
Municipality:	SOUTH BEND
Tax District:	SB Portage

Property Assessment Information as of Last Assessment Date

Land Value:	\$14,400.00
Improved Value:	\$112,000.00
Assessed Year:	2023
Acres:	0.25
Legal Description:	Lot 7 South Bend City



Not to Scale



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Date Printed: December 3, 2021

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
71-08-13-103-024.000-026

Parent Parcel Number

Property Address
1013 S MICHIGAN

Neighborhood
7126168 18494-535 C132

Property Class
429 Com Other retail structures

TAXING DISTRICT INFORMATION

Jurisdiction 71 St. Joseph

Area 011 Portage

Corporation Y

District 026 SOUTH BEND (PORTAGE)

Routing Number 8-13A

Site Description

Legal Acres:
0.0000

Admin Legal
0.0000

OWNERSHIP

BOUTELLE RUTH H AND WHITE CHARLES R

SEE TRANSFER NOTE

2425 S TWYCKENHAM

SOUTH BEND, IN 46614 UNITED STATES OF AMERICA

LOT 7 SOUTH BEND CITY

Tax ID 018-8001-0048

TRANSFER OF OWNERSHIP

Date

08/19/2011 White Richard E & Ruth H Boutelle \$0

05/09/1988 \$0

Bk/Pg: 0, 0

COMMERCIAL

VALUATION RECORD

2018	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason for Change	Annual	Annual	Annual	Annual	Annual	Annual	Annual
VALUATION L	16200	16200	14400	14400	14400	14400	14400
Appraised Value B	102600	104900	104900	107800	112000	112000	112000
T	118800	121100	119300	122200	126400	126400	126400
VALUATION L	16200	16200	14400	14400	14400	14400	14400
True Tax Value B	102600	104900	104900	107800	112000	112000	112000
T	118800	121100	119300	122200	126400	126400	126400

LAND DATA AND CALCULATIONS

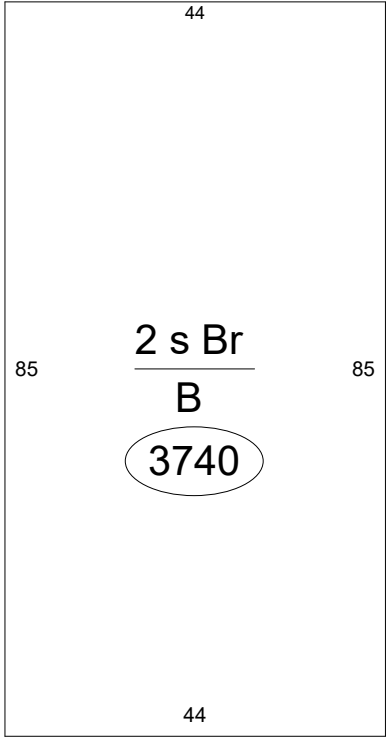
CR: CYCLICAL REASSESSMENT			Supplemental Cards		
15/16 CYCLICAL REASSESSMENT. PJR					
CR21: CYCLICAL REASSESSMENT 18-22 1					
03/19/18-Reviewed DETGAR AveCond 22x56 5-bays change from Conc to			TRUE TAX VALUE		14390
CB1k 19/20LC					
RA12: GENERAL REASSESSMENT 2012					
Parcel viewed 3-1-2012 [no CA in bsmt./ correct wall types]					
			FARMLAND COMPUTATIONS		
			Parcel Acreage		
			81 Legal Drain NV [-]		
			82 Public Roads NV [-]		
			83 UT Towers NV [-]		
			9 Homesite(s) [-]		
			91/92 Excess Acreage[-]		
			TOTAL ACRES FARMLAND		
			TRUE TAX VALUE		
			Measured Acreage		
			Average True Tax Value/Acre		
			TRUE TAX VALUE FARMLAND		
			Classified Land Total		
			Homesite(s) Value (+)		
			Excess Acreage Value (+)		
			Supplemental Cards		
			TOTAL LAND VALUE		14400

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
Frame	B	1	2	U
Brick	Yes	Yes	Yes	
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
F Res	0	3740	3740	0
	3740	0	0	0
FINISH				
B	UF	SF	FO	FD
1	3740	0	0	0
2	0	0	1760	1980
Total	0	3740	0	0
	3740	3740	1760	1980
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
A/C	3740	3740	3740	0
	0	3740	3740	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths				
Half Baths			3	6
Extra Fixtures				2
TOTAL		0		8

0102

IMPROVEMENT DATA



P Key	GCM45	GCM25	GCM34	GCM47
#Units				
AVSize				
Floor	B	1	1	2
Perim	258	258	258	258
PAR	7	7	7	7
Height	9	10	12	10
Use	UTLSTOR	GENOFF	GENRET	UTLSTOR
Use SF	3740	1980	1760	3740
Use %	100.00%	52.94%	47.06%	100.00%
Rate	34.33	102.51	95.16	47.10
Fr Adj	0.00	-6.49	-11.12	-9.79
WH Adj	0.00	-5.12	-4.12	-3.86
Ot Adj	0.00	0.00	0.00	0.00
BASE	34.33	90.90	79.92	33.45
BPA %	100%	100%	100%	100%
Subtot	34.33	90.90	79.92	33.45
U Fin	0.00	0.00	0.00	0.00
Ot Adj	0.00	0.00	0.00	0.00
IntFin	0.00	0.00	0.00	0.00
Div W	0.00	0.00	0.00	0.00
Lightg	0.00	0.00	0.00	0.00
AirCon	0.00	0.00	0.00	3.99
Heat	0.00	0.00	0.00	0.00
Sprink	0.00	0.00	0.00	0.00
SF Pr	34.33	90.90	79.92	37.44
x SF	128390	179980	140660	140030
Subtot	589060			
Plumb	12800			
SpFeat	0			
ExFeat	0			
TOTAL	601860			
Qual/Gr	D+2			
RCN	498340			
Use Dep	80/ 0	80/ 0	80/ 0	80/ 0

(LCM: 92.00)

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+2	1900	1934	F	0.00	N	0.00	7480	498340	80	0	100	100	99700
		01	DETGAR	14.00	4	D+2	1900	1900	AV	21.14	N	17.51	22x 56	21570	50	0	100	100	10800
		02	PAVING	2.00	85	D+2	1900	1941	VP	2.58	N	1.83	4080	7470	80	0	100	100	1500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 7126168 AV

TOTAL IMPROVEMENT VALUE

112000

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**

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