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Property Services, LLC

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
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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

## *2 Commercial Buildings with Apartments!*

This property will be offered at Online Only Auction on Monday, February 7, 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 \$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 March 11, 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 \$4,045.00 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: Monday, February 7, 2022**  
***Bidding begins closing out at 6:00 pm!***

**Property Location: 101 & 103 W. Main St., Syracuse, IN 46567**  
**Turkey Creek Township • Kosciusko County**

***Auction Manager: John Burnau***

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



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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS  
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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[8]

101 [C203]

101 [C205]

101 [C204]

101 [C103]

101

71

MAIN ST

HUNTINGTON ST

TRACT 1  
TRACT 2

SYRACUSE

101 [A]

101 [B]

103 [A]

103 [B]

105

105 1/2

107

109

113

703






# Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/12/2022

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202201068	101 W Main Street	Syracuse	IN	46567	Status	Active	LP	\$0
	Area	Kosciusko County	Parcel ID	43-04-06-200-276.000-026	Type	Retail	Age	132	
	Cross Street								
	REO	N	Short Sale	No					
	Legal Description	008-024-093 E 1/3 Lot 65 Syracuse							
	Directions	From SR 13, continue on SR 13 as it turns into Huntington St. Property is on the corner of Huntington St. & Main St.							
	Inside City Limits	City Zoning	County Zoning	Zoning Description	commercial				

**Remarks** Commercial Buildings with Upstairs Apartments being sold in 2 Tracts via Online Only Auction on Monday, February 7, 2022 -- Bidding begins closing out at 6 PM! This is Tract 1 which features 1700+sf of Commercial Space with Display Windows on a Corner Lot! This space is ready for your business! Upstairs apartment is Move-In Ready with Central Air and has 3 bedrooms & 1 bath. Great extra income potential! Bid on this tract individually or in combination with the building next door! Open House: Monday, January 31st 5:30-6pm

**Agent Remarks** Online Auction: Mon. 2.7.22 6pm Open House: Mon. 1.31.22 5:30-6pm Current business & apartment income is available upon request. TERMS: \$5 ,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

Sec	Lot 65	Township	Turkey Creek	Lot Ac/SF/Dim	0.0581 / 2,530 / 22x115	Src	N				
Year Built	1890	Age	132	New	No	Years Established	Exterior	Block, Vinyl	Foundation	Partial Basement	
Const Type	Site Built					Total # Bldgs	1	Stories	2.0	Total Restrooms	2
Bldg #1 Total Above Gd SqFt			3,393	Total Below Gd SqFt	0	Story	1704	Finished Office SqFt		1,689	
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	Asphalt, Rubber			Int Height	12 ft		
Interior Walls	Other			Ceiling Height	12 ft			Column Spcg	n/a		
Flooring	Carpet, Laminate, Tile, Vinyl			Parking	Off-Street, Private			Water	City		
Road Access	City			Equipment	No			Sewer	City		
Currently Lsd	No			Enterprise Zone	No			Fuel /	Gas		
								Heating			
SALE INCLUDES	Building							Cooling	Central Air, Window		
SPECIAL FEATURES	220 Volts, Living Space, Display Window(s), Ansel System							Burglar Alarm	Yes		
								Channel Frtg			
								Water Frtg			

**SALE INCLUDES** Building

**SPECIAL FEATURES** 220 Volts, Living Space, Display Window(s), Ansel System

Water Access				Water Name				Lake Type			
Water Features											
Auction	Yes	Auctioneer Name		Chad Metzger & John Burnau				Auctioneer License #		AC31300015	
Occupancy Comm				Owner Name							
Financing:		Existing		Proposed				Excluded Party		None	
Annual Taxes		\$1,912.00		Exemption				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 ID		RB14045939		Agent E-mail		chad@metzgerauction.com					
Co-List Office				Co-List Agent							
Showing Instr		Showing time or Open House									
List Date		1/12/2022 <th colspan="2">Exp Date</th> <td colspan="2">3/31/2022<th colspan="2">Publish to Internet</th><td colspan="2">Yes</td></td>		Exp Date		3/31/2022 <th colspan="2">Publish to Internet</th> <td colspan="2">Yes</td>		Publish to Internet		Yes	
Show Addr to Public		Yes <th colspan="2">Allow AVM</th> <td colspan="2">Yes<th colspan="2">Show Comments</th><td colspan="2">Yes</td></td>		Allow AVM		Yes <th colspan="2">Show Comments</th> <td colspan="2">Yes</td>		Show Comments		Yes	
IDX Include		Y <th colspan="2">Contract Type</th> <td colspan="2">Exclusive Right to Sell<th colspan="2">BBC</th><td colspan="2">2.5%</td></td>		Contract Type		Exclusive Right to Sell <th colspan="2">BBC</th> <td colspan="2">2.5%</td>		BBC		2.5%	
Variable Rate		No <th colspan="2">Special Listing Cond.</th> <td colspan="2">None<th colspan="2"></th><td colspan="2"></td></td>		Special Listing Cond.		None <th colspan="2"></th> <td colspan="2"></td>					
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					

Presented by: Chad Metzger / Metzger Property Services, LLC

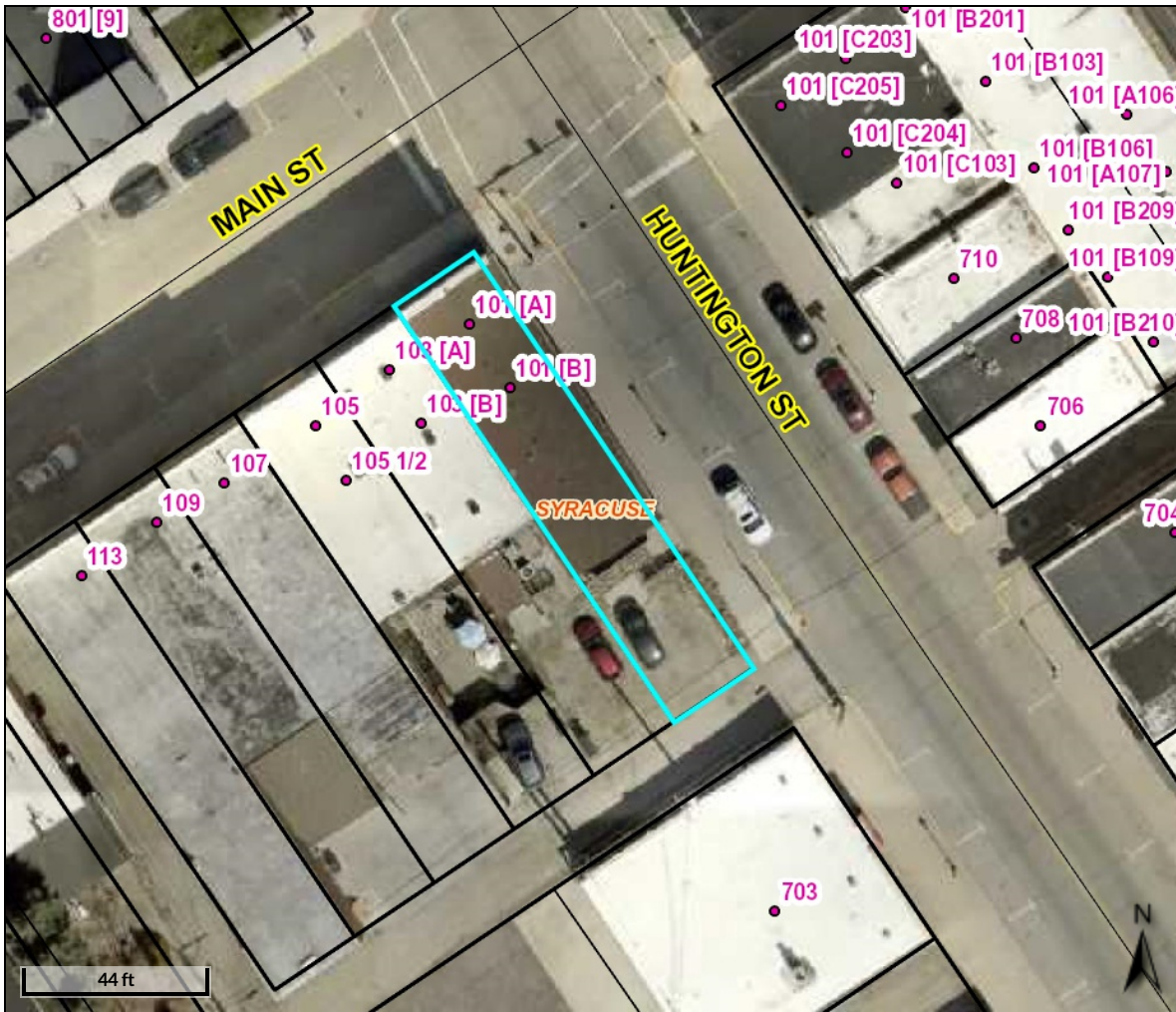
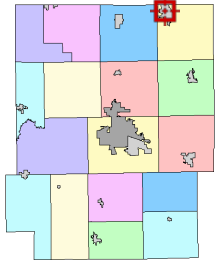
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**Beacon**<sup>TM</sup>

Kosciusko County, IN

**Overview****Legend**

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- Road Centerlines

**Parcel ID** 008-024-093**Sec/Twp/Rng** --**Property Address** 101 W MAIN ST  
SYRACUSE**Alternate ID** 008-713008-60**Class** COMMERCIAL RESTAURANT, CAFE, OR BAR**Acreage** n/a**Owner Address** Yours Ours & Mine LLC

101 W Main St

Syracuse, IN 46567

**District** Syracuse**Brief Tax Description** 008-024-093 | E 1/3 Lot 65 Syracuse

(Note: Not to be used on legal documents)

Date created: 1/11/2022

Last Data Uploaded: 1/11/2022 3:13:41 AM

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# Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/12/2022

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202201069	103 W Main Street	Syracuse	IN	46567	Status	Active	LP	\$0
	Area	Kosciusko County	Parcel ID	43-04-06-200-279.000-026	Type	Retail	Age	132	
	Cross Street								
	REO	N	Short Sale	No					
	Legal Description	008-024-092 Mdl 1/3 Lot 65 Syracuse							
	Directions	From SR 13, continue on SR 13 as it turns into Huntington St. Turn west on Main St. Property is on the south side of							
	Inside City Limits	City Zoning	County Zoning	Zoning Description	commercial				

**Remarks** Commercial Buildings with Upstairs Apartments being sold in 2 Tracts via Online Only Auction on Monday, February 7, 2022 -- Bidding begins closing out at 6:00 PM! This is Tract 2 which features 1400+sf of Commercial Space with Large Display Windows! This space is ready for your business! Upstairs apartment is currently leased with 2 bedrooms & 1 bath. Great extra income potential! Bid on this tract individually or in combination with the building next door! Open House: Monday, January 31st 5:30-6pm

**Agent Remarks** Online Auction: Mon. 2.7.22 6pm Open House: Mon. 1.31.22 5:30-6pm Current Business & Apartment Income is available upon request. TERMS: \$5,000 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.

Sec	Lot	65	Township	Turkey Creek		Lot Ac/SF/Dim	0.0581	/	2,530	/	22x115	Src	N	
Year Built	1890	Age	132	New	No	Years Established		Exterior	Block, Vinyl	Foundation		Partial Basement		
Const Type	Site Built					Total # Bldgs	1	Stories	2.0	Total Restrooms		1		
Bldg #1 Total Above Gd SqFt				2,510		Total Below Gd SqFt	1,120	Story	1390	Finished Office SqFt		1,390		
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	Asphalt, Rubber	Int Height		12 ft				
Interior Walls		Other			Ceiling Height		12 ft	Column Spcg		n/a				
Flooring		Carpet, Laminate, Tile, Vinyl			Parking		Off-Street, Private	Water		City				
Road Access		City			Equipment		No	Sewer		City				
Currently Lsd		Yes			Enterprise Zone		No	Fuel /		Gas				
								Heating						
SALE INCLUDES		Building					Cooling		Central Air, Window					
SPECIAL FEATURES		220 Volts, Display Window(s), Ansel System						Burglar Alarm		Yes				
								Channel Frtg						
								Water Frtg						

**SALE INCLUDES** Building

**SPECIAL FEATURES** 220 Volts, Display Window(s), Ansel System

Water Access		Water Name		Lake Type	
Water Features					
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau	Auctioneer License #	AC31300015
Occupancy Comm		Owner Name			
Financing:	Existing	Proposed		Excluded Party	None
Annual Taxes	\$2,133.00	Exemption		Year Taxes Payable	2021
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	Showing time or Open House				
List Date	1/12/2022	Exp Date	3/31/2022	Publish to Internet	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Show Addr to Public	Yes
Virtual Tour				Allow AVM	Yes
Pending Date		Closing Date		Special Listing Cond.	None
Total Concessions Paid		Selling Price		Type of Sale	
Sell Off		How Sold		CDOM	0
		Sold/Concession Remarks			
		Sell Agent		Co-Sell Off	
		Co-Selling Agent			

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

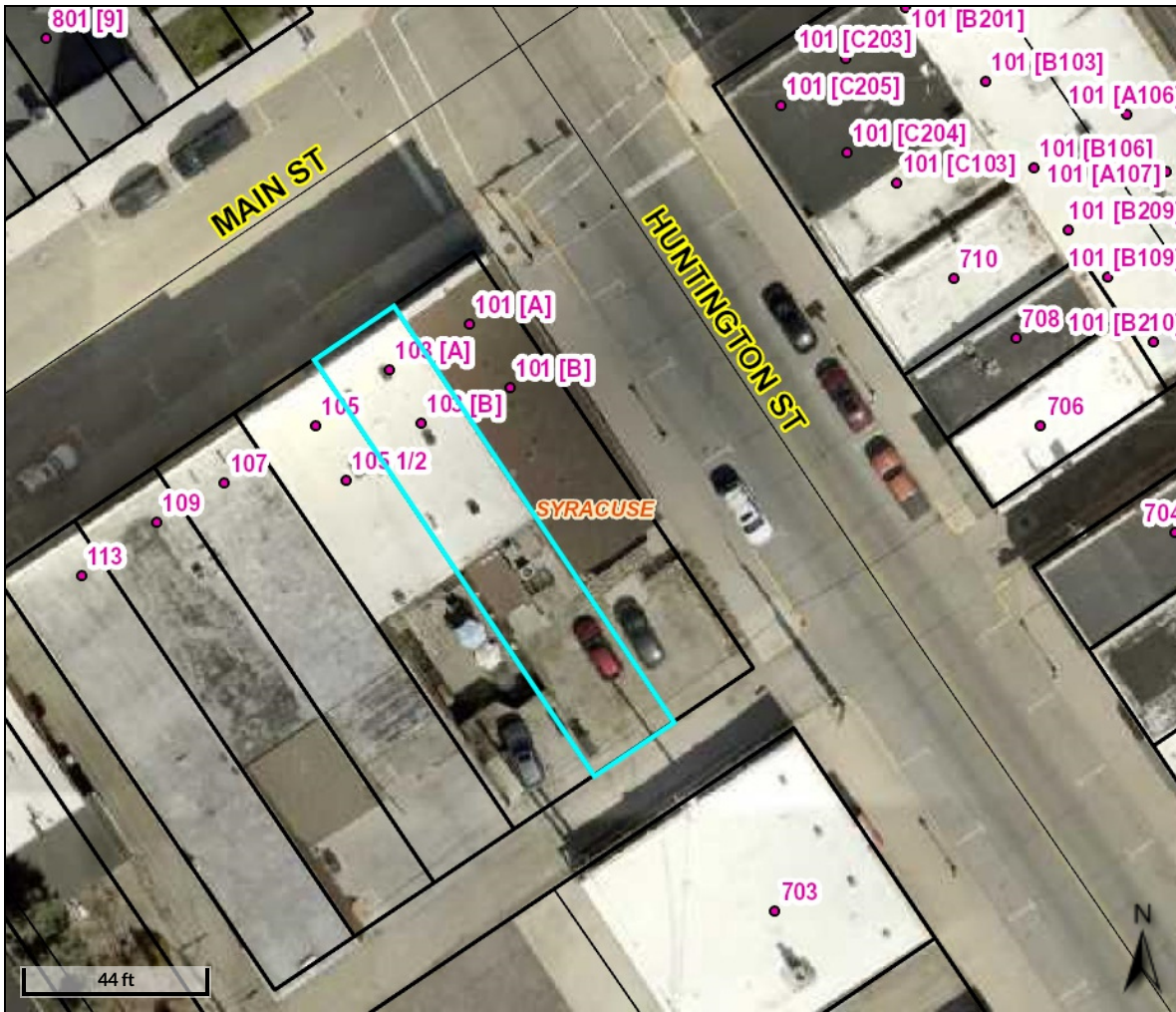
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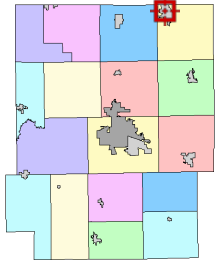


Beacon™

Kosciusko County, IN



#### Overview



#### Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID 008-024-092  
Sec/Twp/Rng --  
Property Address 103 W MAIN ST  
SYRACUSE

Alternate ID 008-703004-40  
Class COMMERCIAL OTHER RETAIL STRUCTURES  
Acreage n/a

Owner Address Yours Ours and Mine LLC  
101 W Main St  
Syracuse, IN 46567

District Syracuse  
Brief Tax Description 008-024-092 | Mdl 1/3 Lot 65 Syracuse  
(Note: Not to be used on legal documents)

Date created: 1/11/2022  
Last Data Uploaded: 1/11/2022 3:13:41 AM

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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**

*...Generation after Generation*



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