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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 Buildings with Apartment!

This property will be offered at Online Only Auction on Monday, April 18, 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 \$3,000.00 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 May 20, 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 21' due in 22' were approximately \$2,094.28 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, April 18, 2022

Bidding begins closing out at 6:00 pm!

Property Location: 101 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

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...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Commercial Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/18/2022

Page 1 of 1

Property Type	COMMERCIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202208918	101 W Main Street	Syracuse	IN	46567	Status	Active	LP	\$0	
	Area	Kosciusko County		Parcel ID	43-04-06-200-276.000-026		Type	Mixed Use		
	Cross Street							Age	132	
	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 Building with Upstairs Apartment selling via Online Only Auction on Monday, April 18, 2022 -- Bidding begins closing out at 6 PM! 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! Open House: Tuesday, April 12th 5:30-6pm

Agent Remarks Online Auction: Mon. 4.18.22 6pm Open House: Tues. 4.12.22 5:30-6pm TERMS: \$3,000 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 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	2		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, Laminated, 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					

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	\$2,094.28	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	3/17/2022	Exp Date	6/15/2022	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	2.5%	Variable Rate	No	Special Listing Cond.	None
Virtual Tour		Type of Sale									
Pending Date		Closing Date			Selling Price		How Sold		CDOM 1		
Total Concessions Paid		Sold/Concession Remarks									
Sell Off		Sell Agent			Co-Sell Off			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).

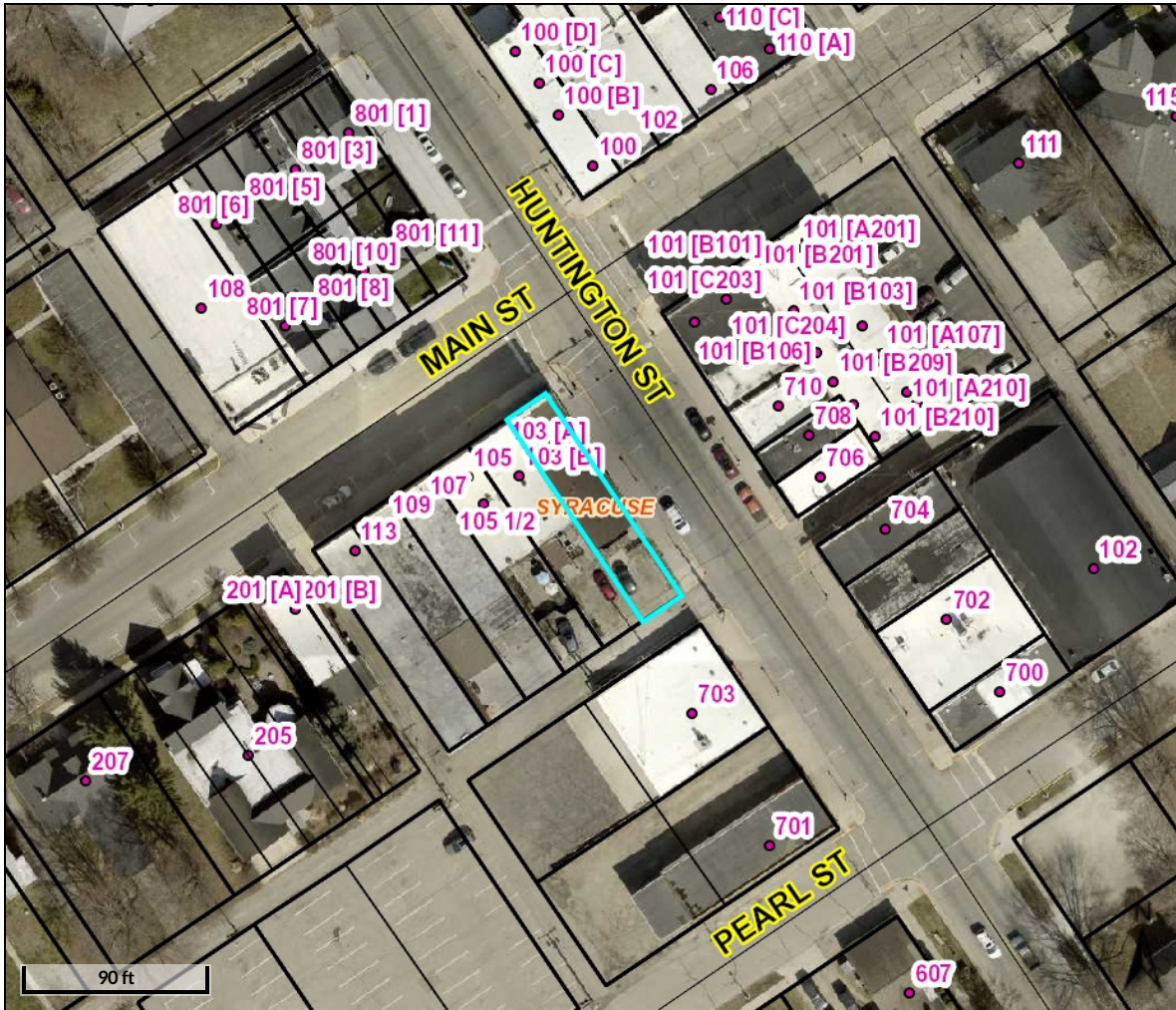
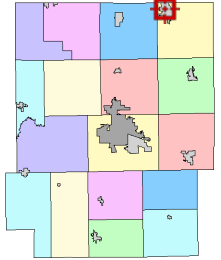
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03/18/2022 08:43 AM

**Beacon**TM

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 Syracuse Holdings LLC
PO Box 154
481 E Northshore Dr
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: 3/16/2022
Last Data Uploaded: 3/16/2022 11:45:49 AM

Developed by Schneider
GEOSPATIAL

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**

43-04-06-200-276.000-026

General Information

Parcel Number
43-04-06-200-276.000-026

Local Parcel Number
0871300860

Tax ID:

Routing Number
008-024-093

Property Class 430
Restaurant, Cafeteria or Bar

Year: 2021

Location Information

County
Kosciusko

Township
TURKEY CREEK

District 026 (Local 026)
SYRACUSE TOWN

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 802200-026
COMM SYRACUSE LOTS NORTH

Section/Plat
6-34-7

Location Address (1)
101 W MAIN ST
SYRACUSE, In 46567

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Syracuse OP A/K/A Corr PI of Origi

Lot
65

Market Model
SYRACUSE DT LOTS

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☒

Neighborhood Life Cycle Stage
Other

Printed Sunday, March 28, 2021

Review Group 2022

YOURS OURS & MINE LLC

Ownership

YOURS OURS & MINE LLC
101 W MAIN ST
SYRACUSE, IN 46567

Legal

8-24-93
E 1/3 LOT 65 SYRACUSE



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
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$19,200	Land	\$19,200	\$11,700	\$11,500	\$11,100	\$10,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$19,200	Land Non Res (3)	\$19,200	\$11,700	\$11,500	\$11,100	\$10,900
\$94,900	Improvement	\$94,900	\$93,100	\$80,200	\$80,100	\$75,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$31,100	Imp Non Res (2)	\$31,100	\$30,500	\$26,300	\$26,200	\$24,700
\$63,800	Imp Non Res (3)	\$63,800	\$62,600	\$53,900	\$53,900	\$51,200
\$114,100	Total	\$114,100	\$104,800	\$91,700	\$91,200	\$86,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$31,100	Total Non Res (2)	\$31,100	\$30,500	\$26,300	\$26,200	\$24,700
\$83,000	Total Non Res (3)	\$83,000	\$74,300	\$65,400	\$65,000	\$62,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 150', CI 50' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		22	22x115	0.88	\$800	\$704	\$15,488	0%	0%	1.2400	\$19,210

101 W MAIN ST

430, Restaurant, Cafeteria or Bar

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/13/2016	YOURS OURS & MIN	2016010329	WD	/	\$150,000	I
03/23/2011	ROYBAR ENTERPRIS	2011030835	WD	/	\$160,000	I
01/01/1900	HAVILAND LARRY E	0	WD	/	\$0	I
01/01/1900	MORRIS GLADYS S		WD	/	\$0	I

Commercial

COMM SYRACUSE LOTS N 1/2

Notes

2/3/2020 2020: UPPER FLOOR APARTMENT REMODELED, CHANGED EFFECTIVE AGE
8/8/2018 2019: REMOVED UPPER WDDK AFTER REMODEL ON #0870300440, & REMOVED A/C FROM APRT PER FIELD CHECK
8/22/2017 REA: 2018 REMEASURED FENCE PAVING & DECK, ADDED A/C TO APARTMENT, DREW EFP INTO 3X5 SPACE OF BLDG PER PICTOMETRY
10/2/2009 BP: 2006 ADDED WD FENCE AND WDDK
10/2/2009 COMM: YOURS MINE AND OURS

Land Computations

Calculated Acreage	0.06
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$19,200
Total Value	\$19,200

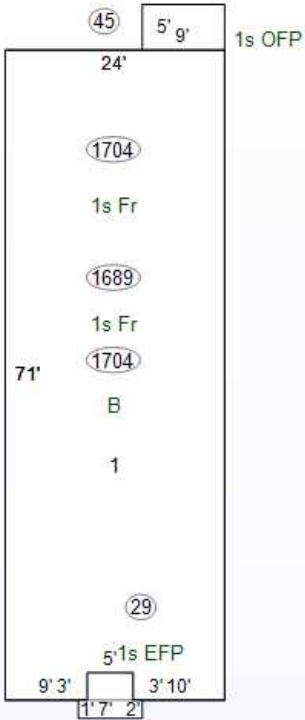
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(190')	1: 1(196')	U: 1(190')
Heating		1689 sqft	1704 sqft
A/C		1689 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	GCK Adjustments		
Water Heaters		0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	10	10	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	10	10	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Open Frame	45	\$3,100
Porch, Enclosed Frame	29	\$3,500

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	1704 sqft	1689 sqft	1704 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	190'	196'	190'
PAR	11	12	11
# of Units / AC	0	0	0 / N
Avg Unit sz dpth	-1	-1	
Floor	B	1	2
Wall Height	9'	12'	8'
Base Rate	\$54.57	\$122.95	\$84.16
Frame Adj	(\$9.44)	(\$8.90)	(\$7.64)
Wall Height Adj	\$0.00	(\$3.50)	(\$4.30)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$45.13	\$110.55	\$72.22
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$45.13	\$110.55	\$72.22
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.06)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$44.07	\$110.55	\$72.22
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$75,095	\$186,719	\$123,063

Building Computations			
Sub-Total (all floors)	\$384,877	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$407,477
Plumbing	\$16,000	Quality (Grade)	\$366,730
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$337,391
Exterior Features	\$6,600		

Summary of Improvements																		
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd
1: C/I Building C 01	0%	2	Wood Frame	D+2	1890	1983	38	A		0.92		5,097 sqft	\$337,391	77%	\$77,600	0%	100%	1.000
2: Fencing C 01	0%	1	Plank	C	2005	2005	16	A	\$16.70	0.92	\$16.70	28' x 6'	\$430	80%	\$90	0%	100%	1.000
3: Fencing C 01	0%	1	Plank	C	2005	2005	16	A	\$11.15	0.92	\$11.15	34' x 3'	\$349	80%	\$70	0%	100%	1.000
4: Fencing CL	0%	1	9 Gauge Galvaniz	C	1989	1989	32	A	\$13.17	0.92	\$16.47	17' x 6'	\$258	80%	\$50	0%	100%	1.000
5: Paving C 01	0%	1	Concrete	C	1994	1994	27	A	\$3.51	0.92	\$3.51	215 sqft	\$694	80%	\$140	0%	100%	1.000
6: Paving C 01	0%	1	Crushed Stone	C	1990	1990	31	A	\$0.49	0.92	\$0.49	609 sqft	\$275	80%	\$50	0%	100%	1.000

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