

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Commercial Building with Upstairs Apartment!

This property will be offered at Online Only Auction on Monday, June 20, 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 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 July 22, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,319.52. 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, June 20, 2022

Bidding begins closing out at 6:00 pm!

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

Auction Manager: John Burnau 574.376.5340

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



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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

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

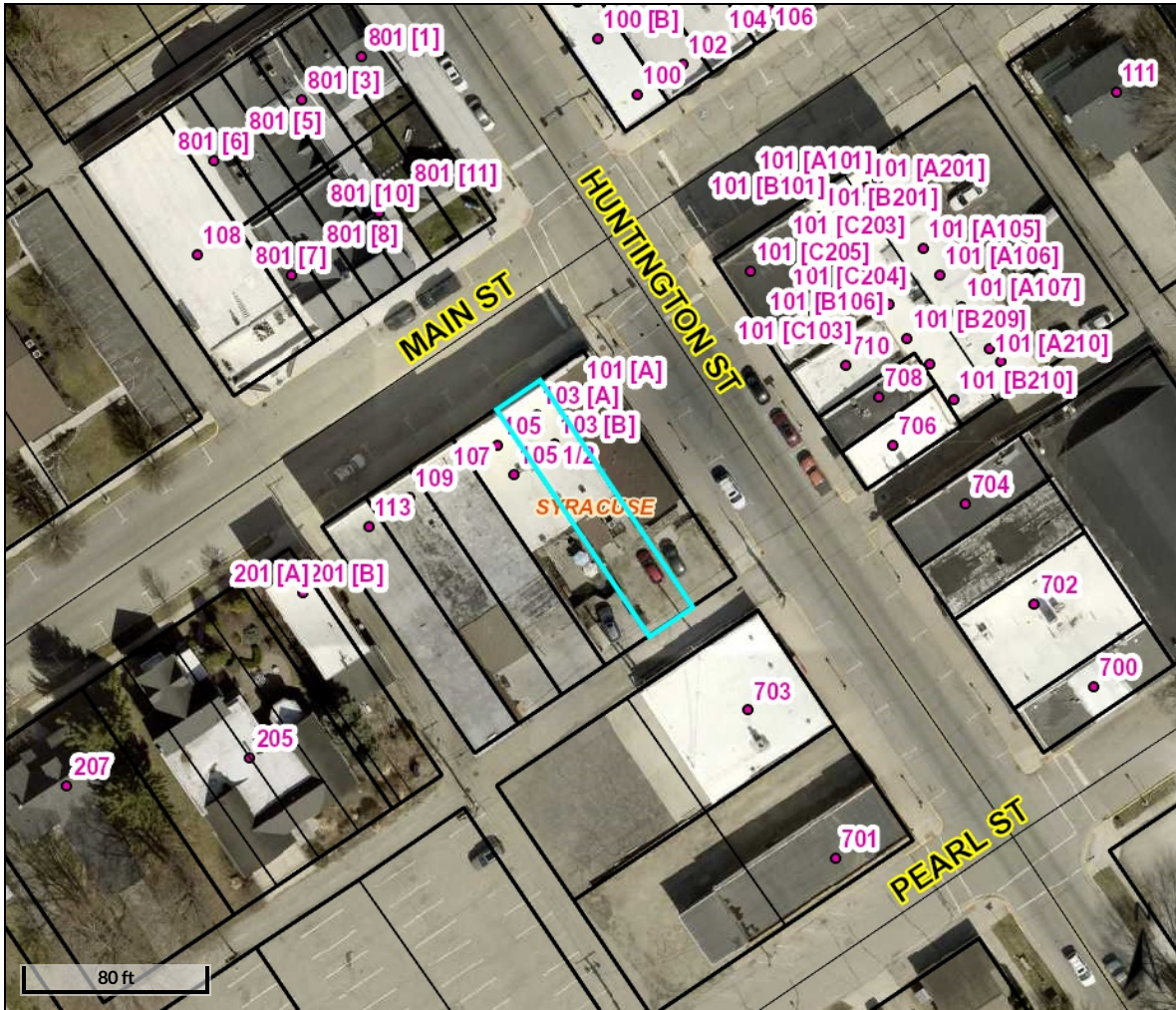
260-982-0238

WWW.METZGERAUCTION.COM

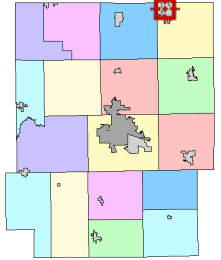


Beacon™

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 Syracuse Holdings LLC
PO Box 154
481 E Northshore Dr
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: 5/4/2022
Last Data Uploaded: 5/4/2022 3:07:25 AM

Developed by Schneider
GEOSPATIAL

Property Type	COMMERCIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202218740	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. 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, June 20, 2022 -- Bidding begins closing out at 6 PM! There is 1400+sf of Commercial Space with Large Display Windows ready for your business! Upstairs apartment is currently leased with 2 bedrooms & 1 bath. Great extra income potential! Open House: Wednesday, June 15th 5:30-6pm

Agent Remarks Online Auction: Mon. 6.20.22 6pm Open House: Wed. 6.15.22 5:30-6pm 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 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		
Const Type	Site Built	Total # Bldgs	1	Exterior	Block, Vinyl	Foundation	Partial Basement	
Bldg #1 Total Above Gd SqFt	2,510	Total Below Gd SqFt	1,120	Stories	2.0	Total Restrooms	1	
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story	1390	Finished Office SqFt	1,390	
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	Asphalt, Rubber	Fire Doors	No			
Interior Walls	Other	Ceiling Height	12 ft	Int Height	12 ft			
Flooring	Carpet, Laminate, Tile, Vinyl	Parking	Off-Street, Private	Column Spcg	n/a			
Road Access	City	Equipment	No	Water	City			
Currently Lsd	Yes	Enterprise Zone	No	Sewer	City			
				Fuel /	Gas			
				Heating				
SALE INCLUDES	Building			Cooling	Central Air, Window			
SPECIAL FEATURES	220 Volts, Display Window(s), Ansel System			Burglar Alarm	No			
				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		\$2,319.52		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	5/18/2022 <th>Exp Date</th> <td>8/31/2022<th colspan="2">Publish to Internet</th><td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td></td>	Exp Date	8/31/2022 <th colspan="2">Publish to Internet</th> <td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td>	Publish to Internet		Yes <th colspan="2">Show Addr to Public</th> <td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td>	Show Addr to Public		Yes <th>Allow AVM</th> <td>Yes<th>Show Comments</th><td>Yes</td></td>	Allow AVM	Yes <th>Show Comments</th> <td>Yes</td>	Show Comments	Yes	
IDX Include	Y	Contract Type		Exclusive Right to Sell			BBC	2.5%	Variable Rate		No <th colspan="2">Special Listing Cond.</th> <td>None</td>	Special Listing Cond.		None
Virtual Tour		Unbranded 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).
© 2022 IRMLS. All Rights Reserved. Page 1 of 1 05/19/2022 07:15 AM

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**

43-04-06-200-279.000-026

General Information

Parcel Number
43-04-06-200-279.000-026

Local Parcel Number
0870300440

Tax ID:

Routing Number
008-024-092

Property Class 429
Other Retail Structures

Year: 2022

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)
103 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, April 3, 2022

Review Group 2022

YOURS OURS AND MINE LLC

Ownership

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

Legal

8-24-92
MDL 1/3 LOT 65 SYRACUSE



Valuation Records (Work In Progress values are not certified values and are subject to change)

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
03/17/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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	☐	☒	☐	☐	☐
\$20,000	Land	\$20,000	\$19,200	\$11,700	\$11,500	\$11,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$20,000	Land Non Res (3)	\$20,000	\$19,200	\$11,700	\$11,500	\$11,100
\$116,500	Improvement	\$116,500	\$107,200	\$105,200	\$104,100	\$89,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,700	Imp Non Res (2)	\$40,700	\$37,500	\$36,800	\$36,400	\$31,400
\$75,800	Imp Non Res (3)	\$75,800	\$69,700	\$68,400	\$67,700	\$58,300
\$136,500	Total	\$136,500	\$126,400	\$116,900	\$115,600	\$100,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,700	Total Non Res (2)	\$40,700	\$37,500	\$36,800	\$36,400	\$31,400
\$95,800	Total Non Res (3)	\$95,800	\$88,900	\$80,100	\$79,200	\$69,400

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%	1.2900	\$19,980

103 W MAIN ST

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/13/2016	YOURS OURS AND M	2016010329	WD	/	\$150,000	I
03/23/2011	ROYBAR ENTERPRIS	2011030835	WD	/	\$160,000	I
09/07/1993	HAVILAND LARRY E	0	WD	/	\$0	I
07/09/1984	MC CLAIN TOM	0	WD	/	\$0	I
01/01/1900	COIL ANNABELLE		WD	/	\$0	I

Commercial

COMM SYRACUSE LOTS N 1/2

Notes

10/25/2021 REA: 2002 ADJ BLDG & OFP PER PICTOMETRY

8/8/2018 2019: REMOVED A/C FROM APRT, ADDED 12X15 WDDK PER FIELD CHECK, & CHANGED EFF AGE DUE TO REMODEL

8/22/2017 REA: 2018 ADD A/C TO APARTMENT, REMEASURED PAVING, REMOVED DECKS, ATTACHED TO 008-024-093 PER PICTOMETRY

10/2/2009 COMM: YOURS OURS AND MINE

1/1/1900 CE: 2009 ADJUSTED ALLOCATIONS FOR CAP RATE

Land Computations

Calculated Acreage	0.06
Actual Frontage	22
Developer Discount	☐
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	\$20,000
Total Value	\$20,000

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM