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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 Building with Upstairs Apartment!

This property will be offered at Online Only Auction on Thursday, July 28, 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 September 2, 2022. Possession will be at 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$3,434.00. 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: Thursday, July 28, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 139 N. Michigan St., Argos, IN 46501
Walnut Township • Marshall County

Auction Manager: Gary Spangle 574.551.1768
<https://bidmetzger.com/auctions/>




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CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

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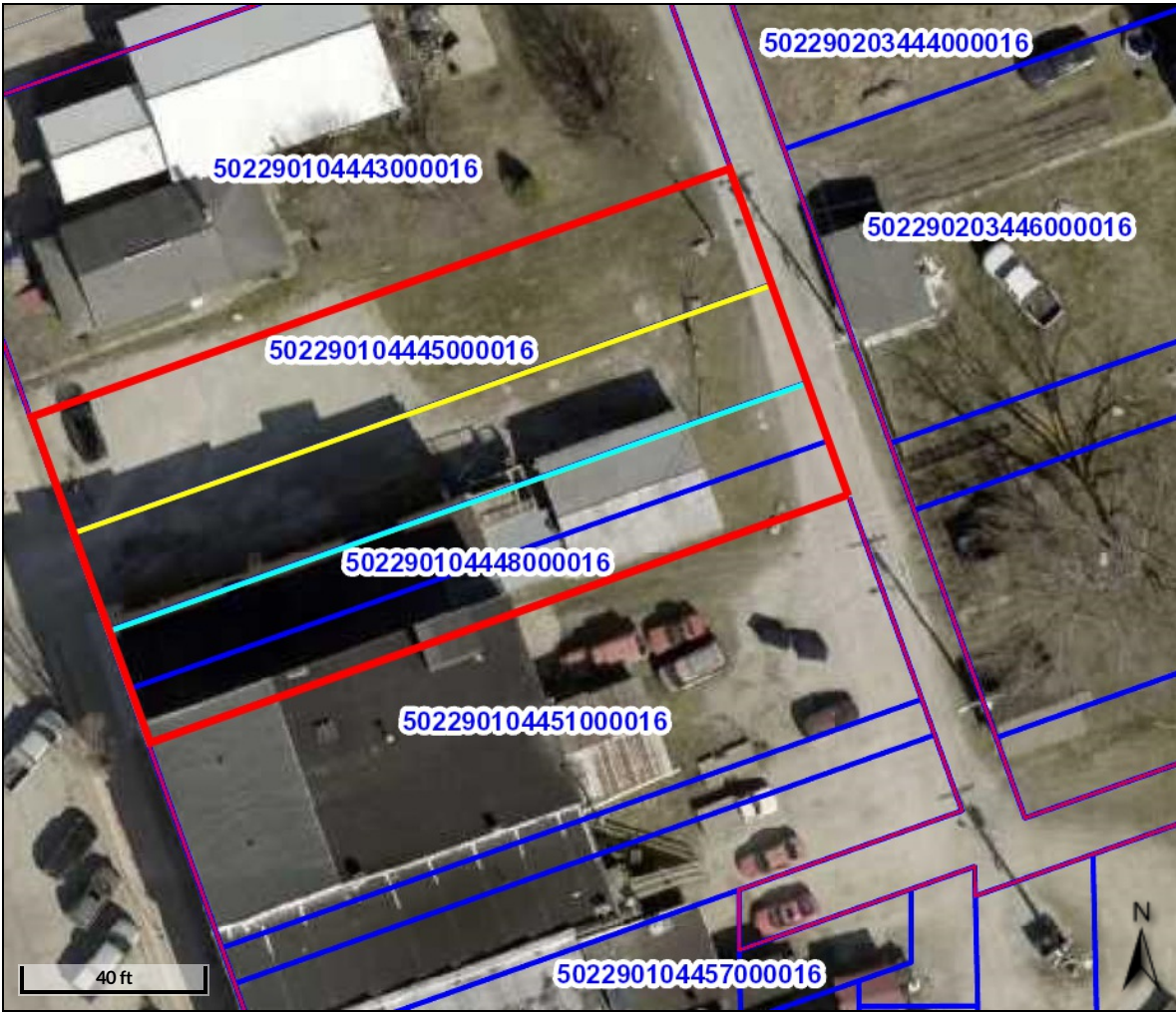
Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202227723	139 N Michigan Street	Argos	IN 46501	Status Active
	Area Marshall County	Parcel ID 50-22-90-104-448.000-016	Type Mixed Use	LP \$0
	Cross Street	Age 102		
	REO N	Short Sale No		
	Legal Description OP LOT 4 BLK 8 S16' LEGAL DESC: S 16' LOT 4 OP & OP LOT 5 BLK 8 N 12' EX E 6' LEGAL DESC: N 12'			
	Directions From US 31, head east on SR 10 into Argos. Turn south onto First St., then east onto Walnut St. Turn north onto			
	Inside City Limits Y	City Zoning B1	County Zoning	Zoning Description

Remarks Highly Visible Commercial Building with Upstairs Apartment selling via Online Only Auction on Great Investment Property! Main level features 2040 sf with showroom, office area, & restroom! Great space for your business! Upstairs apartment is currently rented until November 2022 and comes furnished! There are 4 spacious Bedrooms, 1 Bath, & Newer Back Deck for enjoying the outdoors! Great Extra Income Potential! Spacious 2-Car Attached Garage with plenty of off-street parking! Lots of Recent Improvements including New Rubber Roof, Windows, Apartment Furnace, & Exterior Paint & Doors! Come see for yourself! Open House:

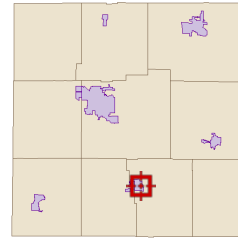
Agent Remarks Online Auction: Apartment tenant has lease until Nov. 2022 at the current rent. TERMS: \$5,000.00 down the day of auction. Possession 30 days after closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be 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 45	Township Walnut	Lot Ac/SF/Dim 0.2700 / 11,761 / 75x155	Src N
Year Built 1920	Age 102	Exterior Brick	Foundation Full Basement,
Const Type Site built	Total # Bldgs 1	Stories 2.0	Total Restrooms 1
Bldg #1 Total Above Gd SqFt 3,961	Total Below Gd SqFt 2,041	Story 2	Finished Office SqFt 2,041
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 Rubber	Int Height 10	
Interior Walls Drywall	Ceiling Height 10	Column Spcg n/a	
Flooring Carpet, Laminate	Parking Lot, Off-Street	Water City	
Road Access City	Equipment No	Sewer City	
Currently Lsd Yes	Enterprise Zone No	Fuel / Heating Gas, Forced Air	
SALE INCLUDES Building, Land		Cooling Window	
SPECIAL FEATURES Living Space, 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 & Gary Spangle	Auctioneer License # AC31300015
Occupancy Comm	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$3,434.00	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No		Year Taxes Payable 2022
List Office Metzger Property Services, LLC - Off: 260-982-0238		Possession 30 days after closing
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	List Agent Chad Metzger - Cell: 260-982-9050
Co-List Office	Co-List Agent	
Showing Instr Showing time or Open House		
List Date 7/7/2022	Exp Date 9/30/2022	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	Sold/Concession Remarks	Type of Sale
Sell Off	Sell Agent	Selling Price
		How Sold
		CDOM 0



Overview



Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	502290104448000016	Alternate ID	0120087600	Owner Address	CAMPBELL JULIA K
Sec/Twp/Rng	90-32-2	Class	Other retail structures		139 N MICHIGAN ST
Property Address	143 N MICHIGAN ST ARGOS	Acreage	n/a		ARGOS, IN 46501
District	ARGOS-WALNUT				
Brief Tax Description	OP LOT 4 BLK 8 S16' LEGAL DESC: S 16' LOT 4 OP & OP LOT 5 BLK 8 N 12' EX E 6' LEGAL DESC: N 12 LOT 5 BLK 8 OP EX E 6 COMB FORM COMB 449 W/ 448 21PAY22				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/1/2022
 Last Data Uploaded: 7/1/2022 1:53:05 AM

Developed by 

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**

50-22-90-104-448.000-016

CAMPBELL JULIA K

139 N MICHIGAN ST

429, Other Retail Structures

COMM ARGOS WALNUT /1 1/2

General Information

Parcel Number 50-22-90-104-448.000-016
Local Parcel Number 502290104448000016

Tax ID: 0120087600

Routing Number 22-90-104-132

Property Class 429 Other Retail Structures

Year: 2022

Location Information

County Marshall

Township WALNUT TOWNSHIP

District 016 (Local 016) ARGOS-WALNUT

School Corp 5470 ARGOS COMMUNITY

Neighborhood 1200401-016 COMM ARGOS WALNUT

Section/Plat 90

Location Address (1) 139 N MICHIGAN ST ARGOS, IN 46501

Zoning

Subdivision

Lot

Market Model 016 (1200401)

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, May 3, 2022

Review Group 2022

Ownership

CAMPBELL JULIA K
139 N MICHIGAN ST
ARGOS, IN 46501

Legal

OP LOT 4 BLK 8 S16' LEGAL DESC: S 16' LOT 4
OP & OP LOT 5 BLK 8 N 12' EX E 6' LEGAL DESC:
N 12 LOT 5 BLK 8 OP EX E 6 COMB FORM COMB
449 W/ 448 21PAY22



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/23/2013 to 01/01/1900.

Notes

12/6/2021 22CR: REVISED BLDG EFF YR FOR UPDATES SINCE ORIGINAL CONSTRUCTION
3/8/2021 21TAX COMBO: COMBINED WITH DELETED KEY 449 FOR TAX PURPOSES ONLY PER I.C. 6-1.1-5-16
7/27/2017 18CR: UPDATED EFF YEAR, REMOVED PAR OVERRIDE & UPDATED PARTY WALLS.
10/17/2016 17GI: MOVED TO NEI 1200401 USING FF RATE
8/21/2013 12RE: CHANGED IND CNPY TO COMM CNPY.

Commercial Master Parcel of 2

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

Table with columns: 2022, 2021, 2020, 2019, 2018. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various sub-categories like Land Res (1), Land Non Res (2), etc.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 132', CI 0' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row includes Fci F, 24, 24x159, 1.08, \$250, \$270, \$6,480, 0%, 0%, 1.0000, \$6,480.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.09), Actual Frontage (24), 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 (\$6,500), Total Value (\$6,500).

Data Source External Only

Collector 12/06/2021 PP

Appraiser 12/06/2021 PP

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	1
	SB	B	1
Wall Type	B: 2(241')	1: 2(321')	U: 2(164')
Heating	2041 sqft	2040 sqft	1921 sqft
A/C		2040 sqft	
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Full Bath	0	0	1	3	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other		
Water Heaters	0	0	0	0	GCK Adjustments		
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Total	0	0	1	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	30	\$3,800
Porch, Enclosed Frame	15	\$3,800
Patio, Concrete	80	\$500
Patio, Concrete	32	\$200
Balcony	32	\$1,300

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$598,547	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$612,947
Plumbing	\$4,800	Quality (Grade)	\$490,358
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$451,129
Exterior Features	\$9,600		



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	APART
Use Area	2041 sqft	2040 sqft	769 sqft	1921 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	72.6%	27.4%	100.0%
Eff Perimeter	241'	321'	321'	164'
PAR	12	11	11	9
# of Units / AC	0	0	0	1 / N
Avg Unit sz dpth	-1	-1	-1	1920
Floor	B	1	1	2
Wall Height	8'	12'	12'	10'
Base Rate	\$68.09	\$149.25	\$105.16	\$92.24
Frame Adj	(\$11.53)	(\$12.68)	(\$15.78)	(\$9.95)
Wall Height Adj	(\$3.53)	(\$7.32)	(\$6.36)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$53.03	\$129.25	\$83.02	\$82.29
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$53.03	\$129.25	\$83.02	\$82.29
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
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	\$2.99
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$53.03	\$129.25	\$81.69	\$85.28
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$108,234	\$263,670	\$62,820	\$163,823

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	Mrkt	Improv Value
1: C/I Building	0%	2	5/6 Masonry	D	1920	1995	27 G		0.92		6,771 sqft	\$451,129	80%	\$90,230	0%	100%	1.000	1.0000	\$90,200
2: Canopies - Commercial	0%	1		C	1990	1990	32 A		0.92		124sqft	\$3,202	80%	\$640	0%	100%	1.000	1.0000	\$600

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