

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

Historic Downtown 2-Story Building!

This property will be offered at Online Only Auction on Wednesday, March 1, 2023 – Bidding begins closing out at 6:30 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 10% 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 April 7, 2023. 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 \$1,626.38. 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: March 1, 2023
Bidding begins closing out at 6:30 pm!

Property Location: 422 N. Jefferson St., Huntington, IN 46750
Huntington Township • Huntington County

<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

Property Type COMMERCIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202302608 442 N Jefferson Street Huntington IN 46750 Status Active LP \$0



Area Huntington County Parcel ID 35-05-15-100-697.300-005 Type Retail
Cross Street
REO N Short Sale No Age 113
Legal Description 014-06973-00 ORIG PLAT C LOT 50 ORIG PLAT C LOT 51
Directions In downtown Huntington on N. Jefferson St. Property is on the west side of the road.
Inside City Limits Y City Zoning B1 County Zoning Zoning Description

Remarks 5,200+ SF Commercial Building located in Historic Downtown Huntington selling via Online Only Auction on Wednesday, March 1, 2023 -- Bidding begins closing out at 6:30 PM! This building has been Newly Renovated while keeping the historic charm! Updates include All New Electrical, Heating, Plumbing, & A/C! Newer Roof, façade and some of the windows have also been updated! Main Level is light & airy with tall ceilings, Large Display Windows, 2 Office Areas, Storage Room, Public bathroom and a private Full Bath with Stand-Up Shower. The Upper Level is a blank slate which could be turned into living quarters, utilized for events, or extra storage. The back room of the upper level is loaded with character with Exposed Brick & Industrial Charm. Full basement underneath adds additional storage. This charming building is ready for your business! Come see for yourself: Open House: Thursday, February 23, 5:30 - 6pm.

Agent Remarks Online Auction: March 1, 6:30 pm. Open House: Thurs. 2/23, 5:30-6 pm TERMS: 10% down the day of auction with the balance due at closing. Possession at closing. Taxes prorated. Sellers will provide clear title to the property via an Owner's Title Insurance Policy and a Warranty Deed to transfer the property. No Survey unless required for clear title, if required, the sellers & buyer(s) agree to split said cost 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the

Table with columns: Sec, Lot, Township, Huntington, Lot Ac/SF/Dim, 0.0600 / 2,614 / 20X132, Src N, Year Built, Age, New, No, Years Established, Exterior, Brick, Foundation, Full Basement, Const Type, Brick, Total # Bldgs, 1, Stories, 2.0, Total Restrooms, 3, Bldg #1 Total Above Gd SqFt, 5,244, Total Below Gd SqFt, 2,640, Story, 2, Finished Office SqFt, 5,244, 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

Table with columns: Bldg Height, Roof Material, Rubber, Int Height, 13', Interior Walls, Drywall, Other, Ceiling Height, 13', Column Spcg, none, Flooring, Ceramic Tile, Laminate, Wood, Vinyl, Parking, Street, Water, City, Road Access, City, Equipment, No, Sewer, City, Currently Lsd, No, Enterprise Zone, No, Fuel / Gas, Forced Air, Heating, Cooling, Central Air, Burglar Alarm, No, Channel Frtg, Water Frtg

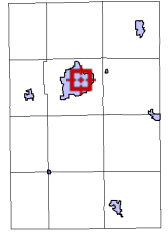
SALE INCLUDES Building, Land
INTERNAL ROOMS Office, Showroom, Storage, Workroom, Other
SPECIAL FEATURES Alley, Basement, Display Window(s), Office Space, Public Restrooms
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Table with columns: 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, \$1,626.38, Exemption, No Exemptions, Year Taxes Payable, 2022, 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, Showingtime or Open House, List Date, 1/30/2023, Exp Date, 6/30/2023, 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

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).



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID 35-05-15-100-697.300-005
Sec/Twp/Rng --
Property Address 442 N JEFFERSON ST
 HUNTINGTON

Alternate ID 350515100697300005
Class Small retail
Acreage n/a

Owner Address GR Mercantile LLC
 2587 S 900 W
 Andrews, IN 46702

District HTGN. CORP. RE
Brief Tax Description 014-06973-00 ORIG PLAT C LOT 50 ORIG PLAT C LOT 51
 (Note: Not to be used on legal documents)

Date created: 1/5/2023
 Last Data Uploaded: 1/4/2023 11:49:59 PM

Developed by 

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA

260-982-0238

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

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

WWW.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	Vectrun	§ Summer: \$25.00 Winter: \$170.00
Electric	Duke Energy	§ \$120.00
Water	City Utilities	§ 35.00
Other		§
HOA		§

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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0140697300

Printed 03/18/2022 Card No. 1 of 1

PARCEL NUMBER 35-05-15-100-697.300-005
Parent Parcel Number
Property Address 442 N JEFFERSON ST
Neighborhood 3552441 HTGN CITY A2 GEN RET B1960
Property Class 420 Com Small retail LT 10000 SF
TAXING DISTRICT INFORMATION
Jurisdiction 35 Huntington
Area 003 Huntington
Corporation Y
District 005 Huntington Corp
Routing Number 95-14

GR Mercantile LLC
2587 S 900 W
Andrews, IN 46702 USA
014-06973-00 ORIG PLAT C LOT 50
PLAT C LOT 51

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Grantee, Value. Includes entries for 03/23/2021 and 06/14/2017.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Shows data for years 2016 through 2022.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information like '1 FRONT LOT'.

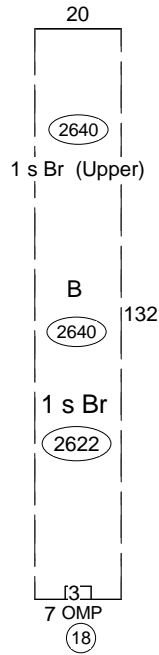
00: THE FIBER ALCHEMIST
CY16: CYCLICAL REASSESSMENT 2016
CY21: CYCLICAL REASSESSMENT 2021
NO CHANGE
NC20: NEW CONSTRUCTION 2020
bp: 2-19-19 interior remo 5,280 sq ft cpl 2-19-19 \$15,000
RECHECK 2021
RECHECK 2022
NC22: NEW CONSTRUCTION 2022
BP-21-115 4/19/21 COMM REMODEL 20X130 CPL-7/31/21 \$40,000
GRAND OPENING 11/30/2021
01/01/2022 REMOVED VACANCY, CHANGED COND

Table with columns: Supplemental Cards, MEASURED ACREAGE, FARMLAND COMPUTATIONS, Parcel Acreage, TRUE TAX VALUE. Includes various acreage and value calculations.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
Frame	B	1	2	U
Brick	Yes	Yes	Yes	
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
	2640	2622	2640	0
FINISH				
	UF	SF	FO	FD
B	2640	0	0	0
1	0	0	2622	0
2	2000	0	640	0
Total	4640	0	3262	0
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
A/C	0	2622	640	0
	0	2622	0	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths				
Half Baths			3	6
Extra Fixtures				3
TOTAL	0			9



P Key	GCM45	GCM34	GCM47	GCM13
#Units				
AVSize				
Floor	B	1	2	2
Perim	172	204	172	172
PAR	7	8	7	7
Height	6	14	10	10
Use	UTLSTOR	GENRET	UTLSTOR	DINING
Use SF	2640	2622	2000	640
Use %	100.00%	100.00%	75.76%	24.24%
<hr/>				
Rate	37.92	117.48	51.65	103.80
Fr Adj	-11.53	-12.68	-11.16	-7.65
WH Adj	-5.19	0.00	-3.46	-4.36
Ot Adj	0.00	0.00	0.00	0.00
BASE	21.20	104.80	37.03	91.79
BPA %	100%	100%	100%	100%
<hr/>				
Subtot	21.20	104.80	37.03	91.79
<hr/>				
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	-10.95
Heat	-1.33	0.00	-1.33	0.00
Sprink	0.00	0.00	0.00	0.00
<hr/>				
SF Pr	19.87	104.80	35.70	80.84
x SF	52460	274790	71400	51740
<hr/>				
Subtot	450390			
Plumb	14400			
SpFeat	0			
ExFeat	2160			
TOTAL	466950			
Qual/Gr	C			
<hr/>				
RCN	443600			
<hr/>				
Use Dep	80/ 0	80/ 0	80/ 0	80/ 0

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
		C	GENRET	0.00	C	1910	1938	AV	0.00	N	0.00	7902	443600	80	0	100	100	88700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

88700

Neigh 3552441 AV

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM