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# REAL ESTATE AUCTION TERMS

## *Turn-Key Restaurant & Vacant Lot offered in 2 Tracts!*

This property will be offered at Online Auction on Thursday, March 23, 2023 – Bidding begins closing out at 6 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 28, 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 \$1,369.50. 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, March 23, 2023**  
**Bidding begins closing out at 6 pm!**

**Property Location: 72 N. Main St., Andrews, IN 46702**  
**Dallas Township • Huntington County**

***Auction Manager: Neal Snyder 260.358.7923***  
***<https://bidmetzger.com/auctions/>***



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# TRACT MAP



TRACT 1

SNOWDEN

105



TRACT 2

TRACT 2



<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202305046	72 N Main Street	Andrews	IN 46702	<b>Status</b> Active
				<b>LP</b> \$0



<b>Area</b> Huntington County	<b>Parcel ID</b> 35-04-23-300-059.100-003	<b>Type</b> Restaurant/Bar
<b>Cross Street</b>		<b>Age</b> 123
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> 013-00591-00 SCHNEUERS ADD LOT 6 & 013-00592-00 SCHNEUERS ADD LOT 5		
<b>Directions</b> On SR 105 in Andrews, property is on the west side of the road just south of the railroad tracks.		
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> OTH <b>Zoning Description</b> CB

**Remarks** Turn-Key Restaurant/Bar & Vacant Lot offered in 2 Tracts selling via Online Only Auction on Thursday, March 23, 2023 -- Bidding begins closing out at 6 pm! Great Opportunity for an Income Producing Property! This is Tract 1 which features a Turn-Key Restaurant & Bar with a Newer Metal Roof on the North Building, South Building Roof is only 5 years old. More updates including: New Furnace, Walk-in Compressor, & Bar Cooler. No liquor license. The Spacious 2nd story had 2 apartments that are ready to be remodeled to create more income producing property! Bid on this tract individually or in combination with the lot across the street for more parking space! Open House: Thursday, March 16th 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 3.23.23 6pm Open House: Thurs. 3.16.23 5:30-6pm TERMS: 10% down day of the auction with the balance at closing. Possession at closing. Taxes prorated. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. 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

<b>Sec</b> Lot 6	<b>Township</b> Dallas	<b>Lot Ac/SF/Dim</b> 0.1200 / 5,227 / 65x125	<b>Src</b> N
<b>Year Built</b> 1900	<b>Age</b> 123	<b>Exterior</b> Brick, Vinyl	<b>Foundation</b> Full Basement
<b>Const Type</b> Wood frame	<b>Total # Bldgs</b> 2	<b>Stories</b> 2.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 3,840	<b>Total Below Gd SqFt</b> 1,320	<b>Story</b> 2	<b>Finished Office SqFt</b> 0
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Location</b>	<b>Fire Protection</b> Volunteer		<b>Fire Doors</b> No
<b>Bldg Height</b>	<b>Roof Material</b> Metal, Rubber	<b>Int Height</b> 9	
<b>Interior Walls</b> Drywall	<b>Ceiling Height</b> 9	<b>Column Spcg</b> n/a	
<b>Flooring</b> Carpet, Vinyl	<b>Parking</b> Lot, Street	<b>Water</b> City	
<b>Road Access</b> City	<b>Equipment</b> Yes	<b>Sewer</b> City	
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Fuel /</b> Gas	

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Kitchen  
**SPECIAL FEATURES** Basement

**Heating**  
**Cooling** Central Air, Wall AC  
**Burglar Alarm** No  
**Channel Frtg**  
**Water Frtg**

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Neal Snyder	<b>Auctioneer License #</b> AC31300015
<b>Occupancy Comm</b>	<b>Owner Name</b>	
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$1,369.50	<b>Exemption</b>	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Year Taxes Payable</b> 2022
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238		<b>Possession</b> At closing
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>		<b>Co-List Agent</b>
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 2/22/2023	<b>Exp Date</b> 5/31/2023	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Virtual Tour</b>		<b>Allow AVM</b> Yes
<b>Pending Date</b>	<b>Closing Date</b>	<b>Show Comments</b> Yes
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>BBC</b> 2.0%
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Variable Rate</b> No
		<b>Special Listing Cond.</b> None
		<b>Type of Sale</b>
		<b>How Sold</b>
		<b>CDOM</b> 0
		<b>Co-Selling Agent</b>

**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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### Average Utilities

	Company	Average Amount
Gas	Center Energy (heat only)	\$
Electric	Duke	\$ 150-200
Water / Sewer		\$ 75-100
Other		\$
HOA		\$



**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 0      **DOM** 0      **Auction** Yes

**MLS #** 202305047      **\*\* N Main Street**      **Andrews**      **IN 46702**      **Status Active**      **LP \$0**



**Area** Huntington County      **Parcel ID** 35-04-23-300-054.400-003      **Type** Commercial Land

**Sub** None      **Cross Street**

**School District** HCS Elem Andrews      **JrH** Crestview      **SrH** Huntington North

**REO** No      **Short Sale** No      **Waterfront Y/N** N

**Legal Description** 013-00544-00 PT NW SEC 23 .199 AC

**Directions** Property is on the east side of N. Main St (Hwy 105). South side of the railroad tracts.

**Inside City Limits** N      **City Zoning**      **County Zoning** OT      **Zoning Description** CB

**Remarks** Parking Lot & Restaurant/Bar offered in 2 Tracts selling via Online Only Auction on Thursday, March 23, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features a vacant lot currently used as a parking lot for the restaurant across the street! Bid on this in combination with the restaurant or individually!

**Agent Remarks** Online Auction: Thurs. 3.23.23 6 pm TERMS: 10% down day of the auction with the balance at closing. Possession at closing. Taxes prorated. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. 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

**Sec** Lot      **Lot Ac/SF/Dim** 0.2000 / 8,668 / 77X112.8

**Parcel Desc** 0-2-9999      **Platted Development** No      **Platted Y/N** Yes

**Township** Dallas      **Date Lots Available**      **Price per Acre** \$0.00

**Type Use** Commercial, Other      **Road Access** City      **Road Surface** Asphalt      **Road Frontage** City

**Water Type** None      **Easements** Yes

**SEWER TYPE** None      **Water Frontage**

**Type Fuel** None      **Assn Dues** Not Applicable

**Electricity** Available      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No

**Can Property Be Divided?** No

**Water Access**

**Water Name**      **Lake Type**

**Water Features**

**Water Frontage**      **Channel Frontage**      **Water Access**

**Auction** Yes      **Auctioneer Name** Chad Metzger & Neal Snyder      **Auctioneer License #** AC31300015

**Auction Location** Online Only: bidmetzger.com      **Auction Start Date** 3/23/2023

**Financing: Existing**      **Proposed**      **Excluded Party** None

**Annual Taxes** \$105.60      **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**

**List Date** 2/22/2023      **Exp Date** 5/31/2023

**Contract Type** Exclusive Right to Sell      **BBC** 2.0%      **Variable Rate** No      **Special Listing Cond.** None

**Virtual Tours:**      **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-Sell Agent**



# 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](mailto:info@metzgerauction.com)**



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