

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

3.4+/- Acre Commercial Lot!

This property will be offered at Online Auction on Thursday, July 6, 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 \$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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 August 4, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$6,174.00. 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 6, 2023

Bidding begins closing out at 6 pm!

1225 Roosevelt Rd., Walkerton, IN 46574

Lincoln Township • St. Joseph 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

260-982-0238

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

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Listings as 06/08/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202319265 1225 Roosevelt Road Walkerton IN 46574 Statu Active LP \$0



Area St. Joseph County Parcel ID 71-16-25-202-001.000-01 Type Commercial Land
 Sub None Cross Street Lot #
 School District JOH Elem Walkerton JrH Urey SrH John Glenn
 REO No Short Sale No Waterfront Y/N N
 Legal Description TRACT BETWEEN RR & RD NW NE SEC 25-35-1W 3.43 ACRES
 Directions Property is on the south side of Walkerton on the northeast side of Roosevelt Rd.
 Inside City Limits Y City Zoning R2 County Zoning Zoning Description

Remarks 3.4+/- Acre Commercial Lot selling via Online Only Auction on Thursday, July 6, 2023 -- Bidding begins closing out at 6 pm! If you're looking for a prime commercial lot for your business, you won't want to miss this incredible opportunity! This vacant lot features 3.4+/- acres, providing a spacious canvas for creating the perfect space for your business needs. Located in a desirable area with high traffic flow, this lot offers easy access to major roads and highways, making it easy to get to and from your business location.

Agent Remarks Online Auction: Thurs. 7.6.23 6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Sec Lot Lot Ac/SF/Dim 3.4300 / 149,411 / 720x365
 Parcel Desc 3-5.9999 Platted Development No Platted Y/N Yes
 Township Lincoln Date Lots Available Price per Acre \$ \$0.00
 Type Use Commercial, Office, Other Road Access City Road Surface Asphalt Road Frontage City
 Water Type None Well Type 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 & John Burnau Auctioneer License # AC31300015
 Auction Location Online Only: bidmetzger.com Auction Start Date 7/6/2023
 Financing: Existing Proposed Excluded Party None

Annual Taxes \$6,174.0 Exemption Year Taxes Payable 2023 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 6/7/2023 Exp Date 7/31/2023
 Contract Type Exclusive Right to Sell BBC 1.5% Variable Rate No Special Listing Cond. None
 Virtual Tours: Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 1
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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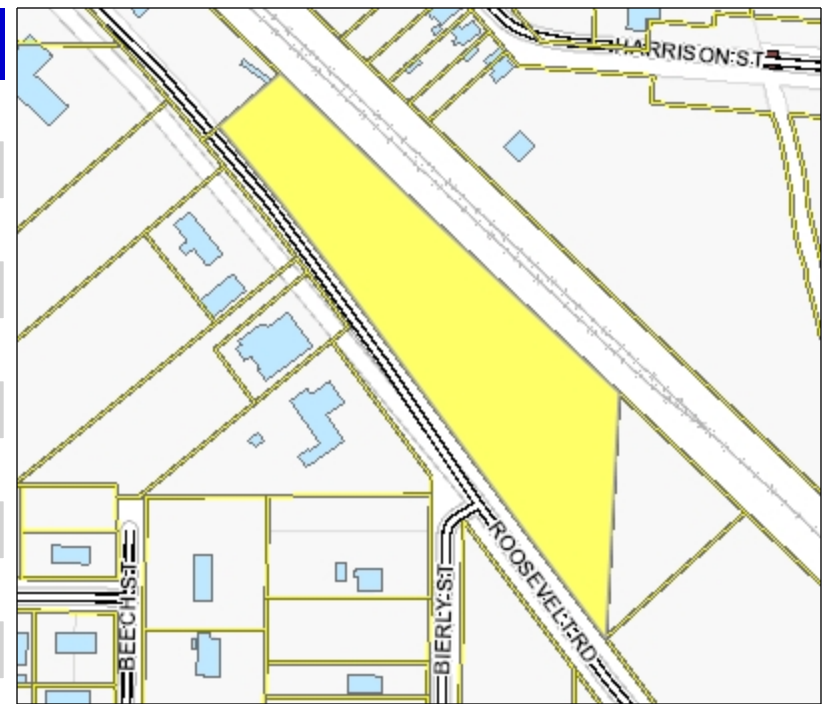
St. Joseph County

Property Information

Subject Property:	1225 ROOSEVELT RD, WALKERTON 46574
Parcel ID:	010-1058-1415
State ID:	71-16-25-202-001.000-015
Current Owner(s):	PACE JENNIFER DBA RJF TRANSPORT
Mailing Address:	20206 W US 6 , Walkerton IN 46574
Assessed Usage:	COMMERCIAL VACANT LAND
Township:	Walkerton
Municipality:	WALKERTON
Tax District:	Walkerton

Property Assessment Information as of Last Assessment Date

Land Value:	\$205,800.00
Improved Value:	\$0.00
Assessed Year:	2025
Acres:	3.56
Legal Description:	Tract Between Rr & Rd Nw Ne Sec 25-35-1w 3.43 Acres



Not to Scale



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Date Printed: April 27, 2023



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 010-1058-1415

Printed 05/07/2022 Card No. 1 of 1

PARCEL NUMBER
71-16-25-202-001.000-015
Parent Parcel Number

PACE JENNIFER DBA RJF TRANSPORT
20206 W US 6
WALKERTON, IN 46574-8689 UNITED STATES OF AMERICA
Tract Between Rr & Rd Nw Ne Sec 25-35-1w 3.43 Acres

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor/Doc #, Value. Rows include dates from 12/31/1986 to 08/22/2016.

Property Address
1225 ROOSEVELT RD

Neighborhood
7115007 10493-402

Property Class
400 Com Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 71 St. Joseph
Area 007 Lincoln
Corporation Y
District 015 WALKERTON (LINCOLN)
Routing Number 16-25

COMMERCIAL

VALUATION RECORD

Table with columns: Year (2018-2022), Reason for Change, Valuation, Appraised Value, True Tax Value.

Site Description

Legal Acres: 0.0000
Admin Legal 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

03GI: GENERAL INFORMATION 2010
9/10 Pet 130 reduction per Form 115 TTV = \$77,500. 7/11psc
10/11 Burned Bldg & Canopies totally removed. Form #135
filed. Land
was 11, 12, 13. NC was 7115007. 2/10 psc
BP17: BUILDING PERMIT 2017
10/5/2016 - Demo permit, buildings removed, however buildings had

already been removed from property record. SF
BR20: PTABOA 20/21 APPEAL
08/23/21: PTABOA made a motion to place a NO CHANGE to the
2020/2021 AV leaving the value at \$61,700. KL
BR21: PTABOA 21/22 APPEAL
08/23/21: PTABOA made a motion to place a NO CHANGE to the
2021/2022 AV leaving the value at \$205,800. KL
CR2: CYCLICAL REASSESSMENT 2ND QTR
CR23: CYCLICAL REASSESSMENT 18 22 2

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards

TRUE TAX VALUE 205800

Supplemental Cards
TOTAL LAND VALUE

205800

**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!**



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

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