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**PROVIDING PROFESSIONAL AUCTION,
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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HIGH VISIBILITY
Commercial Real Estate
AUCTION

BID ONLINE AUG. 21

1703 St. Rd. 114, N. Man., IN
High Visibility Corner with
Future Development Potential!

Guaranteed Sale with an opening bid of \$175,000!

18,000
Sq. Ft.

Huge potential as a commercial
storefront or development site!



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Bumau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Dery

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REAL ESTATE AUCTION TERMS

18,000+ SF Commercial Building in Prime Location!

This property will be offered at Online Auction on Monday, August 21, 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 September 22, 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 \$4,498.54. 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, August 21, 2023

Bidding begins closing out at 6 pm!

1703 State Road 114, North Manchester, IN

Chester Township • Wabash County

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

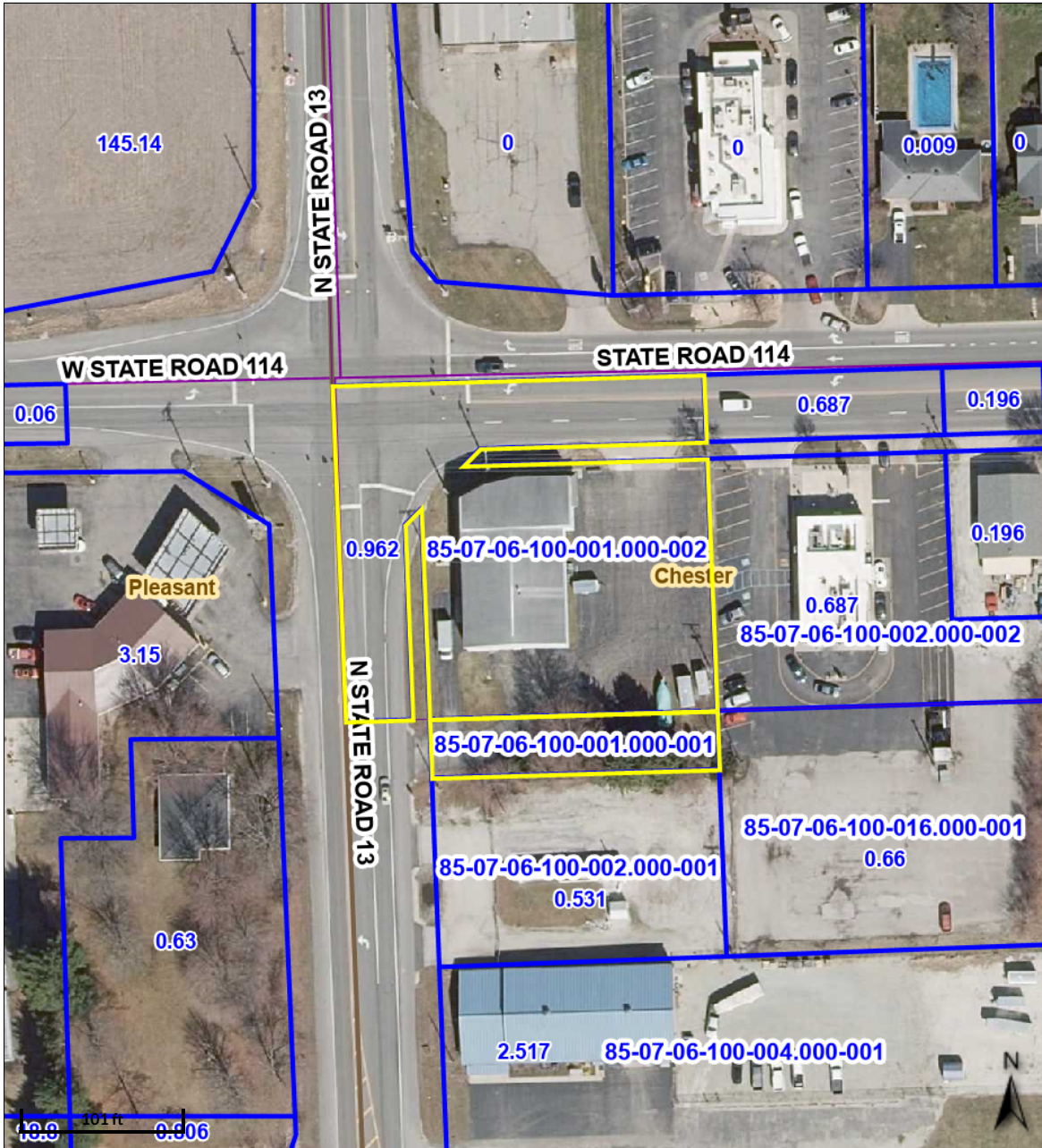


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

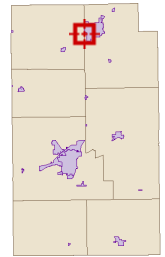
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview



Legend

- Parcels
- Tax Sale Parcels
- Road Centerlines

Date created: 7/26/2023
 Last Data Uploaded: 7/25/2023 11:23:18 PM

Developed by **Schneider**
 GEOSPATIAL

Property Type COMMERCIAL	Status Active	CDOM 12	DOM 12	Auction Yes
MLS 202326394	1703 State Road 114	North Manchester	IN 46962	Statu Active LP \$0



Area Wabash County	Parcel ID 85-07-06-100-001.000-002	Type Retail
Cross Street	Age 70	
REO N	Short Sale No	
Legal Description NW COR NW1/4 6-29-7 PT NW COR NW1/4 6-29-7 .962A		
Directions on the southeast corner of SR 13 & SR 114 in North Manchester.		

Inside City Limits Y **City Zoning** OTH **County Zoning** **Zoning Description**

Remarks 18,000+ SF Commercial Building in Great Location selling via Online Only Auction on Monday, August 21, 2023 -- Bidding begins closing out at 6 pm! Prime Commercial Space with a Great Location on the corner of highway 13 & 114 as you enter North Manchester giving it prime exposure! This 3-Level Commercial Building totals 18,450 sf. The Main & Upper Levels have an Open Floor Plan with multiple electrical outlets in the floor, display windows, office area, & a bathroom creating endless possibilities for your business! There are 2 heating & cooling units. The Basement features 2 overhead doors for easy loading & unloading. This property is perfect for a wide range of businesses and industries! Schedule Your Showing Today! Open House: Mon. August 14th 5:30-6pm

Agent Remarks Online Auction: Mon. 8.21.23 6pm Open House: Mon. 8.14.23 5:30-6pm 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

Sec	Lo	Township Chester	Lot Ac/SF/Dim 0.9600 / 41,905 / 220x200	Src
Year Built 1953	Age 70	New No	Years Established	Exterior Block
Const Type Block Building	Total # Bldgs 1	Foundation Full Basement	Stories 2.0	Total Restrooms 1
Bldg #1 Total Above Gd SqFt 12,300	Total Below Gd SqFt 6,150	Story 2	Finished Office SqFt	90
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 Township	Fire Doors No		
Bldg Height	Roof Material Shingle	Int Height 8.8 feet		
Interior Walls Drywall	Ceiling Height 8 feet	Column Spcg 18 feet		
Flooring Carpet, Laminate	Parking Lot, Off-Street	Water City		
Road Access City	Equipment No	Well Type		
Currently Lsd No	Enterprise Zone No	Sewer City		
		Fuel / Gas, Forced Air		
		Heating		
		Cooling Central Air		
		Burglar Alarm No		
		Channel Frtg		
		Water Frtg		

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Showroom, Storage, Warehouse

SPECIAL FEATURES 440 Volts, Handicap Access, Overhead Door 2, Basement, Display Window(s), Office Space, Cable

Water Access

Water Name

Lake Type

Water Features

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Occupancy **Owner Name**

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

Annual Taxes \$4,498.5 **Exemption** No Exemptions **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 Showingtime or Open House

List Date 7/27/2023 **Exp Date** 11/30/2023 **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** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tour Unbranded Virtual Tour **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 12

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell Office **Co-Selling Agent**

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

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Average Utilities

	Company	Average Amount
Gas	NIPSCO	\$
Electric	DUKE	\$
Water	TOWN OF N. MANCHESTER	\$
Other		\$
HOA		\$

85-07-06-100-001.000-002

HARTING VON B & LEONA R

1703 STATE ROAD 114 W

429, Other Retail Structures

ST RTE 14 GEN RETAIL OL 1/2

General Information

Parcel Number 85-07-06-100-001.000-002

Local Parcel Number 0110163800

Tax ID:

Routing Number 5B.5

Property Class 429 Other Retail Structures

Year: 2023

Location Information

County Wabash

Township CHESTER TOWNSHIP

District 002 (Local 002) NORTH MANCHESTER TOWN

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8502241-002 ST RTE 14 GEN RETAIL OLD

Section/Plat 06

Location Address (1) 1703 STATE ROAD 114 W NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model 8502241-002 - Commercial

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 4, 2023

Review Group 2023

Ownership

HARTING VON B & LEONA R 300 WESTMINSTER WAY HUNTINGTON, IN 46750

Legal

NW COR NW1/4 6-29-7 PT NW COR NW1/4 6-29-7 .962A



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$159,900.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 80' X 130', CI 80' X 130')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Values include 11, A, 0, 0.9600, 1.03, \$75,000, \$77,250, \$74,160, 0%, 0%, 1.0000, \$74,160.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 12/09/2022 to 01/01/1900 and owners like HARTING VON B & L and SMITH ROLLIN L & B.

Commercial

Notes

12/16/2022 L/C: 12/09/2022 RECORDED LC SALE TO W MELTON WITH SALES PRICE OF \$220,000. SDF ID 19542. SDF 19543 WAS PART OF THIS CONTRACT. 8/18/2022 RP: Reassessment Packet 2023 2/20/2012 MEM: 10% MKT ADJ FOR 2006

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.96), Actual Frontage (0), Developer Discount, Parcel Acreage (0.96), 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 (0.96), 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 (\$74,200), Total Value (\$74,200).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 1(330')	1: 1(330')	U: 1(330')	
Heating	6150 sqft	6150 sqft	6150 sqft	
A/C		6150 sqft	6150 sqft	
Sprinkler				

Plumbing RES/CI				Roofing			
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	1	2	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

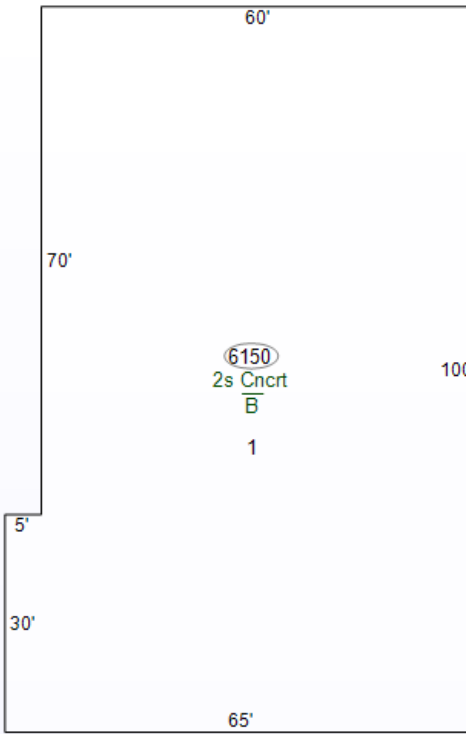
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	GENRET
Use Area	6150 sqft	6150 sqft	6150 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	330'	330'	330'
PAR	5	5	5
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	9'	10'	10'
Base Rate	\$25.91	\$76.00	\$61.80
Frame Adj	(\$9.52)	(\$10.86)	(\$9.49)
Wall Height Adj	\$0.00	(\$3.32)	(\$1.66)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$16.39	\$61.82	\$50.65
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$16.39	\$61.82	\$50.65
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$16.39	\$61.82	\$50.65
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$100,799	\$380,193	\$311,498

Building Computations

Sub-Total (all floors)	\$792,489	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$798,889
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$632,720
Exterior Features	\$0		

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 C 01	0%	2	Concrete	D+2	1953	1953	70 F		0.88		18,450 sqft	\$632,720	80%	\$126,540	20%	100%	1.000	0.8000	\$81,000
2: Paving C 01	0%	1	Asphalt	C	1990	1990	33 A	\$2.81	0.88	\$2.47	12,000 sqft	\$29,674	80%	\$5,930	0%	100%	1.000	0.8000	\$4,700

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**

...Generation after Generation



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