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Property Services, LLC

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**260-982-0238**

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**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  
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



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**260-982-0238**

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

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# **REAL ESTATE AUCTION TERMS**

***Storage Units selling regardless of price!***

This property will be offered at Online Only Absolute Auction on Friday, September 22, 2023 – bidding begins closing out at 6 pm. Selling regardless of price! 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 October 27, 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 \$1,701.00. 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.

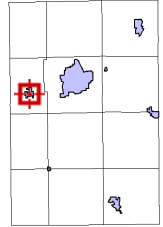
**Online ABSOLUTE Auction: Friday, September 22, 2023**  
***Bidding begins closing out at 6 pm! Selling Regardless of Price!***

**122 Main St., Andrews, IN 46702**  
**Dallas Township • Huntington County**

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



**Overview**




**Legend**

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

<b>Parcel ID</b> 35-04-23-300-039.500-003	<b>Alternate ID</b> 350423300039500003	<b>Owner Address</b> Asher, Edmond W & Tina L
<b>Sec/Twp/Rng</b> 23-28N-8E	<b>Class</b> Commercial mini-warehouse	4015 W 100 N
<b>Property Address</b> 122 MAIN ST ANDREWS	<b>Acreage</b> 0.2	Huntington, IN 46750
<b>District</b> ANDREWS CORP R E		
<b>Brief Tax Description</b> 013-00395-00 PT RES 34 STEAM MILL .20A		
	(Note: Not to be used on legal documents)	

Date created: 9/1/2023  
 Last Data Uploaded: 8/31/2023 8:18:32 PM

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS</b> 202332404	122 S Main Street	Andrews	IN 46702	<b>Statu</b> Active	<b>LP</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-04-23-300-039.500-003	<b>Type</b> Special Purpose		
	<b>Cross Street</b>		<b>Age</b> 5		
	<b>REO</b> N	<b>Short Sale</b> No			
	<b>Legal Description</b> 013-00395-00 PT RES 34 STEAM MILL .20A				
	<b>Directions</b> From Hwy 24, take SR 105 south into Andrews. Property is on the west side of the road.				
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> OTH	<b>Zoning Description</b>	

**Remarks** Storage Units selling via Online Only Absolute Auction on Friday, September 22, 2023 -- Bidding begins closing out at 6 pm! Great Investment Opportunity to own a storage unit with a range of sizes to accommodate the customers needs. There are 4 - 5x10 units, 4 - 10x10 units, & 5 - 8x10 units. Nice central location in Andrews. Great opportunity to generate passive income!

**Agent Remarks** Online Absolute Auction: Fri. 9.22.23 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

<b>Sec</b>	<b>Lo</b>	<b>Township</b> Dallas	<b>Lot Ac/SF/Dim</b> 0.2000 / 8,712 / 65X130	<b>Src</b>	
<b>Year Built</b> 2018	<b>Age</b> 5	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Metal	<b>Foundation</b> Slab
<b>Const Type</b> Site-built	<b>Total # Bldgs</b> 1		<b>Stories</b> 1.0	<b>Total Restrooms</b> 0	
<b>Bldg #1 Total Above Gd SqFt</b> 1,600	<b>Total Below Gd SqFt</b> 0		<b>Story</b> 1	<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>	<b>Township</b>	<b>Fire Doors</b> Yes		
<b>Bldg Height</b>	<b>Roof Material</b> Metal	<b>Int Height</b> 10 feet			
<b>Interior Walls</b> Wood	<b>Ceiling Height</b> 10 feet	<b>Column Spcg</b> n/a			
<b>Flooring</b> Concrete	<b>Parking</b> Street	<b>Water</b> None			
<b>Road Access</b> City	<b>Equipment</b> No	<b>Well Type</b>			
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Sewer</b> None			
		<b>Fuel /</b> None			
		<b>Heating</b>			
		<b>Cooling</b> None			
		<b>Burglar Alarm</b> No			
		<b>Channel Frtg</b>			
		<b>Water Frtg</b>			

**SALE INCLUDES** Building, Business, Land  
**INTERNAL ROOMS** Storage  
**SPECIAL FEATURES** None

<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</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$1,701.0	<b>Exemption</b>	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2023	<b>Possession</b> at closing
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime		
<b>List Date</b> 9/6/2023	<b>Exp Date</b> 12/31/2023	<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>BBC</b> 1.5%	<b>Variable Rate</b> No
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	

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

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## **STORAGE UNITS RENTAL INFORMATION**

**122 Main St., Andrews, IN 46702**

4 – 5'x10' Unit: \$32.50 per month

4 – 10'x10' Unit: \$47.50 per month

5 – 10'x20' Unit: \$74.50 per month

# 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 0130039500

Printed 04/17/2023 Card No. 1 of 1

PARCEL NUMBER 35-04-23-300-039.500-003
Parent Parcel Number

Asher, Edmond W & Tina L
4015 W 100 N
Huntington, IN 46750 USA
013-00395-00 PT RES 34 STEAM MILL .20A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 10/20/2016, Wright, Richardson A & Linda S, \$6000

Property Address 122 MAIN ST

Neighborhood 3503334 ANDREWS COMM MINI WAREHOUSE

Property Class 481 Commercial mini-warehouse

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 002 Dallas

Corporation N
District 003 Andrews Corp

Section & Plat 23
Routing Number 13F7-1-C33

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2017-2023.

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row: 1 FRONT LOT, 65.0, 65.0, 130.0, 1.04, 100.00, 104.00, 6760, 6760

CY19: CYCLICAL REASSESSMENT 2019
CY23: CYCLICAL REASSESSMENT 2023
NO CHANGE
NC19: NEW CONSTRUCTION 2019
BP C-18-003 1/4/18 STORAGE UNTIS 1600 SQ FT CPL 6/5/18 \$25,000

Supplemental Cards
MEASURED ACREAGE
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

Supplemental Cards
TRUE TAX VALUE 6760
Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)
Supplemental Cards
TOTAL LAND VALUE 6800



**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

ROOFING  
Built-up

WALLS

Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
	0	1600	0	0

FINISH

	UF	SF	FO	FD
1	1600	0	0	0
Total	1600	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
--	---	---	---	---

20

---

1 s Pole

---

Slab 30

---

1600

P Key	GCK
#Units	
AVSize	
Floor	1
Perim	200
PAR	13
Height	10
Use	MWRHSE
Use SF	1600
Use %	100.00%

---

Rate	36.84
Fr Adj	0.00
WH Adj	-1.56
Ot Adj	0.00
BASE	35.28
BPA %	100%

---

Subtot	35.28
--------	-------

---

U Fin	0.00
Ot Adj	0.00
IntFin	0.00
Div W	0.00
Lightg	2.05
AirCon	0.00
Heat	0.00
Sprink	0.00

---

SF Pr	37.33
x SF	59730

---

Subtot	59730
Plumb	0
SpFeat	0
ExFeat	0
TOTAL	59730
Qual/Gr	C

---

RCN	55550
Use Dep	12/ 0

(LCM: 93.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	MWRHSE	0.00		C	2018	2018	AV	0.00	N	0.00	1600	55550	12	0	100	100	48900

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

48900

Neigh 3503334 AV

*...Generation after Generation*



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