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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
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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REAL ESTATE AUCTION TERMS

Highly Visible Vacant Lot on McGalliard Rd.!

This property will be offered at Online Only Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 5:00 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. 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 January 12, 2024. 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 \$3,927.00. 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, December 7, 2023

Bidding begins closing out at 5:00 pm!

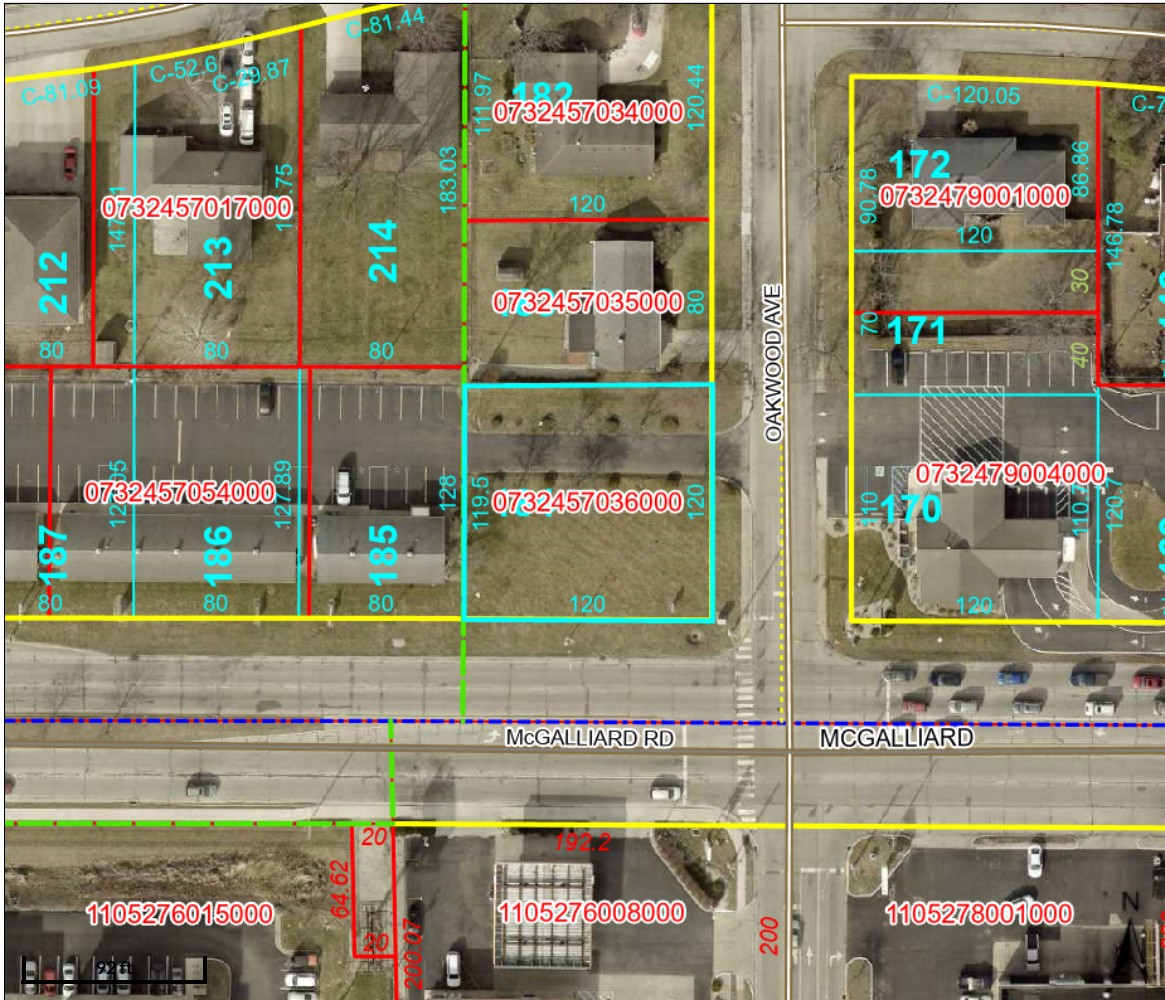
2000 Blk W. McGalliard Rd, Muncie, IN 47306

Center Township • Delaware County

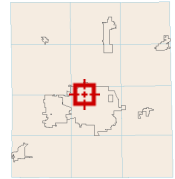
Auction Manager: Tim Pitts 317.714.0432

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





Overview



Legend

- Major Roads**
 - INTERSTATE
 - MAJOR ROAD
 - STATE ROAD
 - US HIGHWAY
 - Geocoded Streets
 - RR Lines
 - Airport Runways
- Cadastral Line**
 - Geographic Township Line
 - Lot Line
 - Misc Line
 - Parcel Line
 - Political Township Line
 - Railroad Centerline
 - Railroad ROW
 - Road Centerline
 - Road ROW
 - Section Line
 - Subdivision Line
 - Unknown
 - Water Line
 - <all other values>
- Other Features**
 - Parcels
 - Muncie Parks
 - Major Waterbodies
 - Lakes and Ponds

Parcel ID	0732457036000	Alternate ID	18-07-32-457-036.000-003	Owner Address	RUTTER R THOMAS AND C ALAN MARSH PO BOX 1615 MUNCIE, IN 47308
Sec/Twp/Rng	n/a	Class	Other Commercial Structures		
Property Address	2000 BLK W MCGALLIARD RD MUNCIE	Acres	0.33		
District	MUNCIE				
Brief Tax Description	E HLF SE QTR 0.3300Acres STR: 322110 IN: OUT: (Note: Not to be used on legal documents)				

Land Records: The land record layers including parcel information is a work in progress. Some errors and commissions have occurred in the transfer of property information from paper plat books to the digital format that is available on this website. Delaware County is currently working to identify and correct this issues. Land records displayed on this site are for GRAPHIC REPRESENTATION AND INFORMATION RETRIEVAL PURPOSES ONLY. Refer to official deeds and surveys for detailed parcel information. Delaware County makes

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

MLS 202340761 **2000 Blk W Mcgalliard Road** **Muncie** **IN 47306** **Status Active** **LP \$0**



Area Delaware County **Parcel ID** 18-07-32-457-036.000-003 **Type** Commercial Land

Sub None **Cross Street**

School District MUN Elem Northview JrH Northside **SrH** Central

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

Legal Description E HLF SE QTR 0.3300ACRES STR: 322110 IN: OUT:

Directions On the northwest corner of Mcgalliard & Oakwood Ave.

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

Remarks Highly Visible Vacant Lot selling via Online Only Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 5 pm! Great Development Opportunity! Prime Location on Mcgalliard Blvd with heavy traffic flow! Vacant lot ready for you to build to suit your needs!

Agent Remarks Online Auction: Thurs. 12.7.23 5pm TERMS: 10% 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** 0.3300 / 14,375 / 120x120

Parcel Desc Corner, 0-2.9999 **Platted Development** No **Platted Y/N** Yes

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

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

Water Type City, Available **Well Type** **Easements** Yes

SEWER TYPE City, Available **Water Frontage**

Type Fuel Available **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 & Tim Pitts **Auctioneer License #** AC31300015

Auction Location Online Only: bidmetzger.com **Auction Start Date** 12/7/2023

Financing: Existing Proposed **Excluded Party** None

Annual Taxes \$3,927.0 **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** Timothy Pitts - Cell: 317-714-0432

Agent ID RB21001581 **Agent E-mail** tpitts5467@hotmail.com

Co-List Office Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050

Showing Instr

List Date 11/6/2023 **Exp Date** 1/31/2024

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

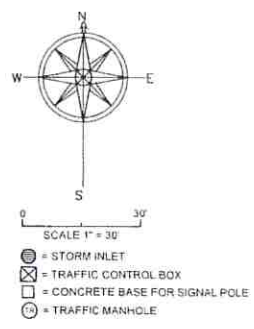
Total Concessions Paid **Sold/Concession Remarks**

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

Co-Sell **Co-Sell Agent**

Presented 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). © 2023 IRMLS. All Rights Reserved.

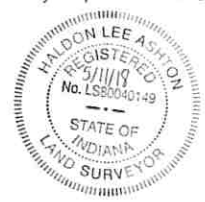


DECLARATION OF MUTUAL EASEMENTS AND AGREEMENTS REGARDING NORWOOD WEST OFFICE COURT FROM FEBRUARY 22, 1983 SETTLEMENT AGREEMENT AND AMENDMENT TO DECLARATION OF MUTUAL EASEMENTS AND AGREEMENTS REGARDING NORWOOD WEST OFFICE COURT DATED JUNE 4, 2001

Lot numbered 184 in Norwood Section B, an addition to the city of Muncie, Indiana.

I hereby certify that to the best of my information, knowledge and belief the within plot represent a survey, executed according to survey requirements in 865 IAC 1-12-7 made under my supervision and completed on May 10, 2018.

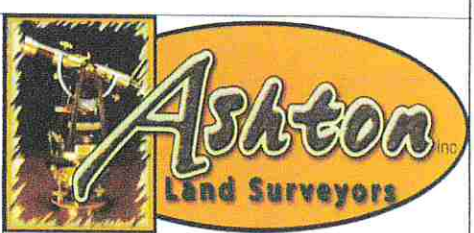
Haldon L. Ashton
 Registered Land Surveyor LS80040149
 Haldon L. Ashton



Revisions	
Date:	
Reason:	
Date:	
Reason:	
Drawn: LNR	
Date: 5/9/18	
Job: 2018241	
Client: TOM RUTTER	
Crew: N/A	
Electronic Field Book	
Field Date: N/A	
IUPPS REF #	

CONCEPTUAL LAYOUT FOR BUILDABLE AREA NW/4 COR. OAKWOOD AVE AND MCGALLIARD ROAD MUNCIE, INDIANA

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).



175 West Washington Street, Muncie, IN 47302
 PH: (317) 285-1119
 Fax: (317) 285-1118
 Email: hal@ashton-survey.com

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**

General Information

Parcel Number 18-07-32-457-036.000-003

Local Parcel Number 0732457036000

Tax ID: 1531809000

Routing Number 07-32-H- -001.

Property Class 499 Other Commercial Structures

Year: 2023

Location Information

County Delaware

Township CENTER TOWNSHIP

District 003 (Local 003) MUNCIE

School Corp 1970 MUNCIE COMMUNITY

Neighborhood 913005-003 CENTER COMMERCIAL/INDUSTR

Section/Plat

Location Address (1) 2000 BLK W MCGALLIARD RD MUNCIE, IN 47304

Zoning

Subdivision

Lot

Market Model 913005-499-499

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 29, 2023

Review Group 2023

Ownership

RUTTER R THOMAS AND C ALAN M PO BOX 1615 MUNCIE, IN 47308

Legal

E HLF SE QTR 0.3300Acres STR: 322110 IN: OUT:



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

Table with 7 columns: Year, 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 \$129,600.

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 12 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, S, 0, 14400, 1.00, \$9, \$9, \$129,600, 0%, 0%, 1.0000, \$129,600.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Values include 03/01/2009, RUTTER R THOMAS, ND, /, \$0, I.

Notes

4/8/2010 General Note: LOT SIZE 120 X 120 TRANS DATE 4-15-92

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.33), Actual Frontage (0), Developer Discount, Parcel Acreage (0.33), 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 (0.33), 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 (\$129,600), Total Value (\$129,600).

General Information	
Occupancy	Paving
Description	Paving
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value

Plumbing	
#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type	

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base	
Adjustments	Row Type Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87
Replacement Cost		\$6,356

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: Paving	0%	1	Asphalt	C	1970	1970	53 A	\$2.81	0.87	\$2.44	2,600 sqft	\$6,356	80%	\$1,270	0%	100%	1.000	1.0255	\$1,300

...Generation after Generation



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