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**PROVIDING PROFESSIONAL AUCTION,
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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

Commercial Building ready for your business!

This property will be offered at Online Only Auction on Wednesday, August 14, 2024 -- Bidding begins closing out at 6:30 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 20, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$987.64. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, August 14, 2024

Bidding begins closing out at 6:30 pm!

125 N. Chippewa St., Roann, IN 46974

Paw Paw Township • Wabash County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

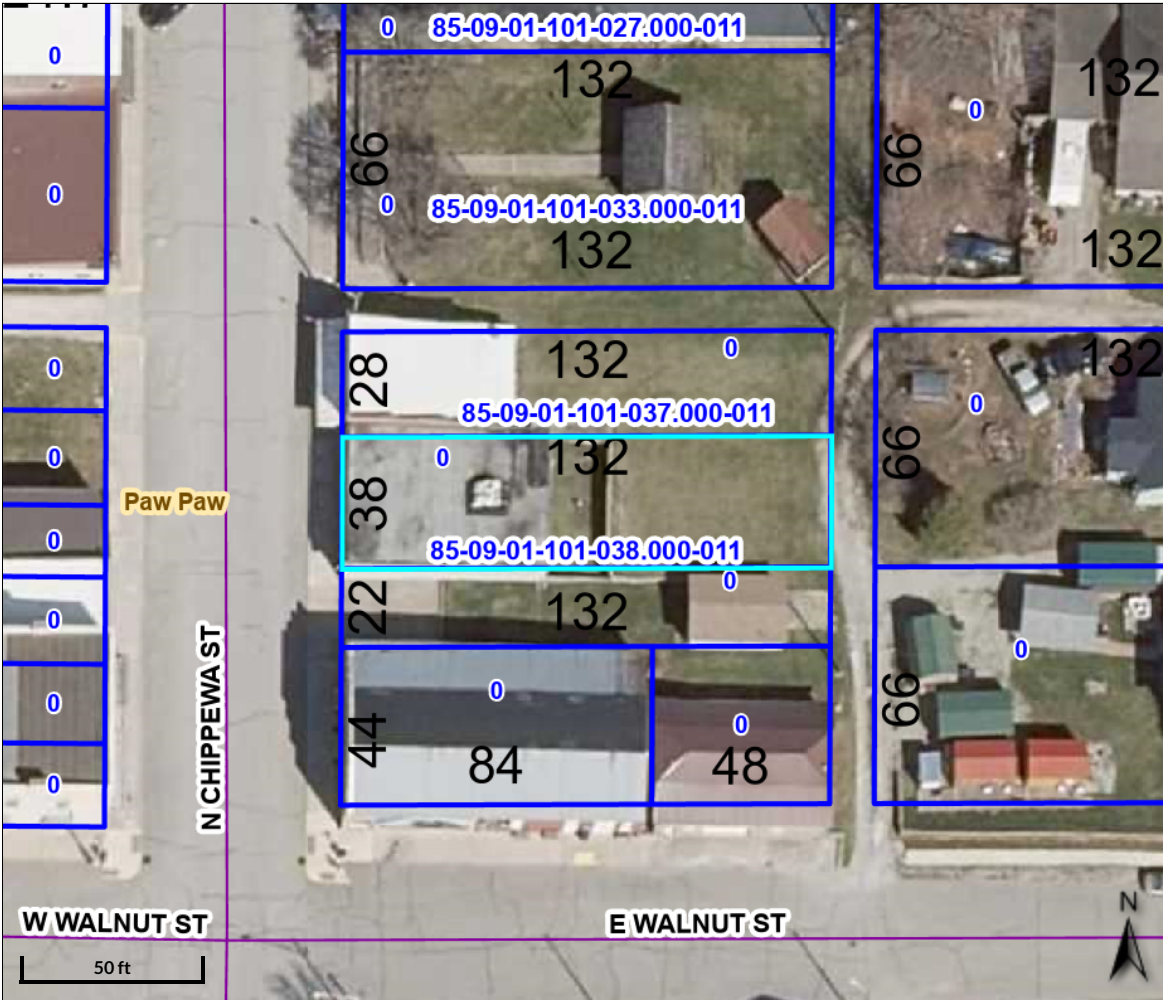


Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

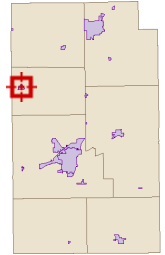
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview



Legend

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

Parcel ID	85-09-01-101-038.000-011	Alternate ID	n/a	Owner Address	ARROWHEAD ACRES INC
Sec/Twp/Rng	01-28-05	Class	Office bldg. 1 or 2 story		P O BOX 158
Property Address	125 N CHIPPEWA ST	Acreage	n/a		ROANN, IN 46974
	ROANN				
District	ROANN CORP				
Brief Tax Description	OP S 38' 7				
	(Note: Not to be used on legal documents)				

Date created: 7/15/2024
 Last Data Uploaded: 7/15/2024 3:35:18 AM

Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202427427	125 N Chippewa Street	Roann	IN 46974	Statu Active LP \$0



Area Wabash County	Parcel ID 85-09-01-101-038.000-011	Type Office
Cross Street	Age 53	
REO N	Short Sale No	
Legal Description OP S 38' 7		
Directions From SR 16 in Roann, head south on Chippewa St. Property is on the east side.		
Inside City Limits	City Zoning	County Zoning
		Zoning Description GB

Remarks Commercial Building ready for your business selling via Online Only Auction on Wednesday, August 14, 2024 -- Bidding begins closing out at 6:30 pm! Versatile office building, boasting multiple offices and a convenient bathroom. This well-appointed space is ready to accommodate your business needs, offering a flexible layout that can be tailored to suit a variety of professional endeavors. Open House: Wednesday, August 7th 5:30-6pm

Agent Remarks Online Auction: Wed. 8.14.24 6:30 pm Open House: Wed. 8.7.24 5:30-6pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lo	Township	Paw Paw	Lot Ac/SF/Dim 0.1200 / 5,016 / 38X132	Src
Year Built 1971	Age 53	New No	Years Established	Exterior Brick, Concrete	Foundation None
Const Type site built	Total # Bldgs 1	Total Below Gd SqFt 0	Stories 1.0	Total Restrooms 1	
Bldg #1 Total Above Gd SqFt 2,052	Total Below Gd SqFt 0	Story 1	Finished Office SqFt 2,052		
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, Volunteer	Fire Doors No			
Bldg Height	Roof Material Flat, Rubber	Int Height 12			
Interior Walls Wood	Ceiling Height 8	Column Spcg n/a			
Flooring Carpet	Parking Lot, Off-Street, Public, Street	Water City			
Road Access City	Equipment No	Well Type			
Currently Lsd No	Enterprise Zone No	Sewer City			
		Fuel / Forced Air			
		Heating			
		Cooling Central Air			
		Burglar Alarm No			
		Channel Frtg			
		Water Frtg			

Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger & Tim Pitts	Auctioneer License # AC31300015
Occupancy	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$987.64	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2024	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	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 7/23/2024	Exp Date 12/31/2024	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Seller Concessions Offer Y/N	Seller Concession Amount \$	Allow AVM Yes
Virtual Tour		Show Comments Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Sold/Concession Remarks	Type of Sale
Sell Office	Sell Agent	How Sold
Co-Sell Office	Co-Selling Agent	CDOM 0

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

85-09-01-101-038.000-011

ARROWHEAD ACRES INC

125 N CHIPPEWA ST

447, Office Bldg (1 or 2 Story)

ROANN GEN OFFICE

1/2

General Information

Parcel Number 85-09-01-101-038.000-011
Local Parcel Number 0080015900

Tax ID:

Routing Number 3A.45

Property Class 447 Office Bldg (1 or 2 Story)

Year: 2024

Location Information

County Wabash

Township PAW PAW TOWNSHIP

District 011 (Local 011) ROANN TOWN

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8501143-011 ROANN GEN OFFICE

Section/Plat 01

Location Address (1) 125 N CHIPPEWA ST ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model 8501143-011 - Commercial

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024 Review Group 2024

Ownership

ARROWHEAD ACRES INC P O BOX 158 ROANN, IN 46974

Legal

OP S 38' 7

Transfer of Ownership

Date 01/01/1900 Owner ARROWHEAD ACRE Doc ID Code Book/Page Adj Sale Price V/I



Commercial

Valuation Records

Table with 6 columns for years 2021-2024 and rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 22' X 132', CI 22' X 132')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Notes

2/6/2024 RP: Reassessment Packet 2024
1/1/1900 ME: 10% MARKET ADJ FOR 2006

Land Computations

Table with 2 columns: Description and Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building C 01	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(146'),2(38')
Heating	1976 sqft
A/C	1976 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	1	2
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	1	1
Total	0	0	2	3

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<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

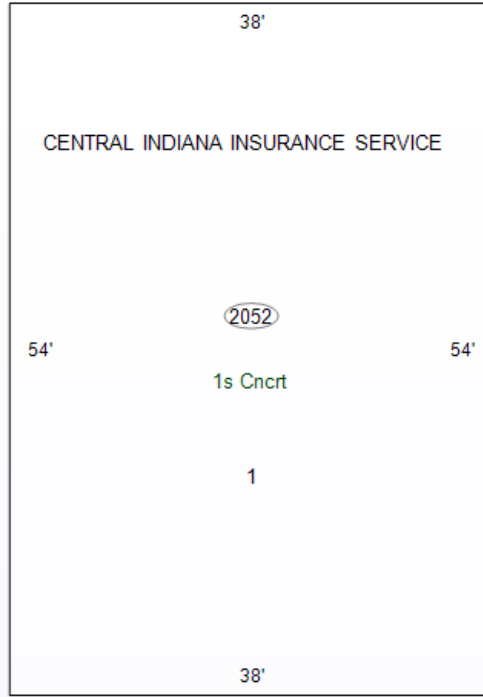
Description	Value
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Building Computations

Sub-Total (all floors)	\$249,595	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$254,395
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	Repl. Cost New	\$210,258
Exterior Features	\$0		

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Concrete	C-1	1971	1971	53	A		0.87		2,052 sqft	\$210,258	79%	\$44,150	0%	100%	1.000	0.900	0.00	0.00	100.00	\$39,700



Floor/Use Computations

Pricing Key	GCM
Use	GENOFF
Use Area	2052 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	184'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$122.24
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$122.24
BPA Factor	1.00
Sub Total (rate)	\$122.24
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$0.33)
A/C	(\$0.27)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$121.64
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$249,595

...Generation after Generation



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