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

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REAL ESTATE AUCTION TERMS

Turn-Key Restaurant & Bar!

This property will be offered at Online Only Auction on Thursday, September 15, 2022 – Bidding begins closing out at 6:00 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. 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 16, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,670.22. 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, September 15, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 207 W. South St., North Webster, IN 46555
Tippecanoe Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

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



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CHAD METZGER, CAI, CAGA
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Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202232868	207 W South Street	North Webster	IN 46555	Status Active LP \$0



Area Kosciusko County	Parcel ID 43-08-10-200-947.000-024	Type Restaurant/Bar
Cross Street	Age 74	
REO N	Short Sale No	
Legal Description 24-40-36 STP S LOT 37 10-33-7 .75A		
Directions From SR 13 (Main St.), turn west on South St. Property is on the south side of the road.		
Inside City Limits N	City Zoning	County Zoning C1 Zoning Description

Remarks Turn-Key Restaurant & Bar selling via Online Only Auction on Thursday, September 15, 2022 -- Bidding begins closing out at 6 PM! Great Opportunity to own a Income Producing Restaurant & Bar with Indoor/Outdoor Dining! Entire restaurant was Renovated in 2016 with Newer Kitchen Equipment being 3-4 years old! Nice patio & deck for outdoor dining! Comes with 3-way liquor license. Equipment does not include dishwasher, gambling ticket machine, Bunn ice tea maker, and pop dispenser. Great Corner Lot Location in North Webster near Webster Lake!

Agent Remarks Online Auction: Thurs. 9.15.22 6pm TERMS: 10% down the day of the auction. Possession at closing. Taxes prorated. No survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

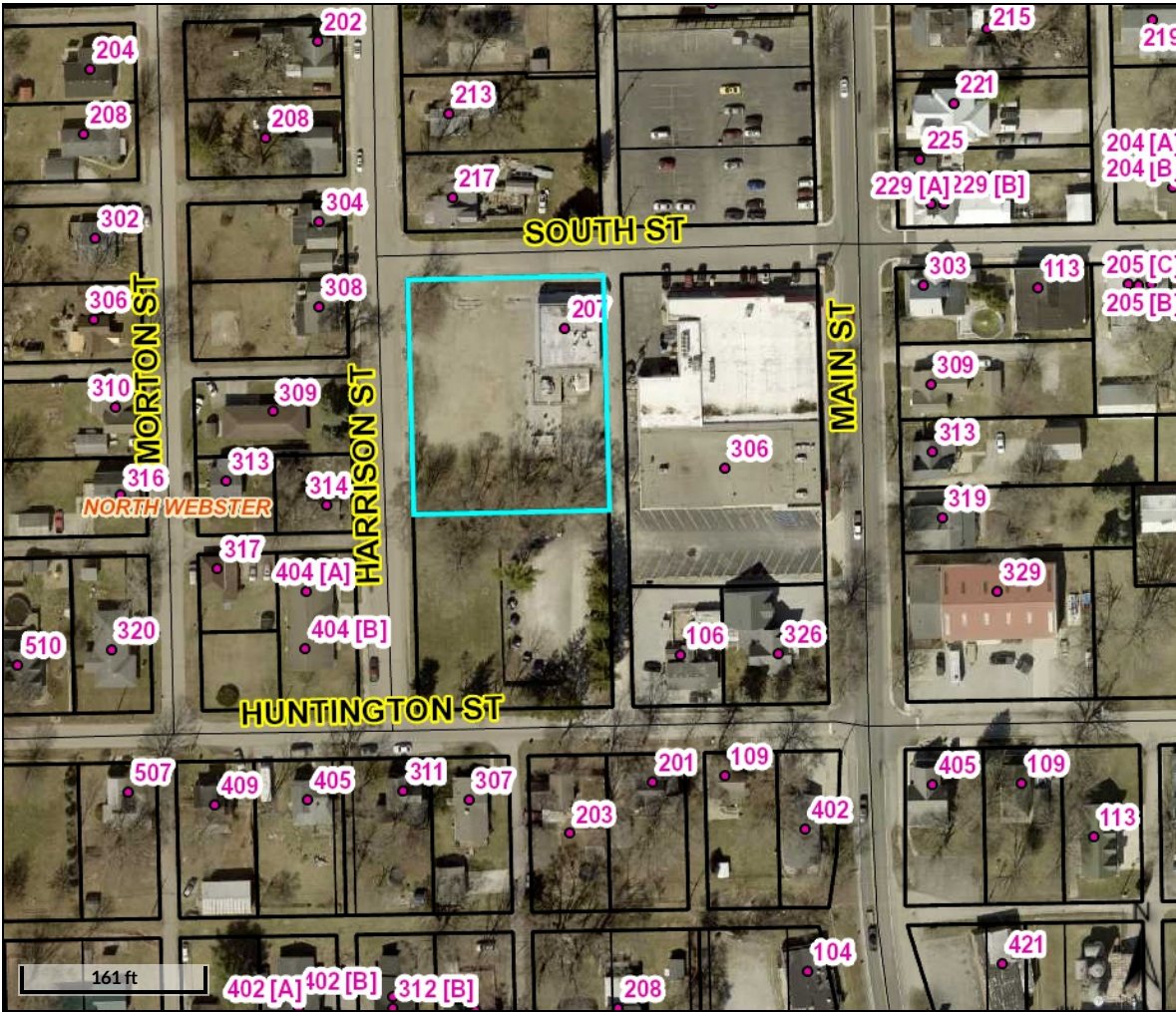
Sec Lot 37	Township Tippecanoe	Lot Ac/SF/Dim 0.7500 / 32,670 / 165X198	Src N
Year Built 1948	Age 74	Years Established	Exterior Block, Metal
Const Type Site Built	Total # Bldgs 1	Foundation None	
Bldg #1 Total Above Gd SqFt 2,916	Total Below Gd SqFt 0	Stories 1.0	Total Restrooms 2
Bldg #2 Total Above Gd SqFt	Total Below Gd SqFt	Story 1	Finished Office SqFt 0
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt
Location	Fire Protection Volunteer	Story	Finished Office SqFt
Bldg Height	Roof Material Flat, Rubber	Int Height 10	
Interior Walls Block, Wood	Ceiling Height 10	Column Spcg n/a	
Flooring Carpet, Tile	Parking Gravel, Lot, Street	Water Well	
Road Access City	Equipment Yes	Sewer City	
Currently Lsd No	Enterprise Zone No	Fuel / Heating Gas, Forced Air	
SALE INCLUDES Building, Business, Land, Inventory, License Included		Cooling Central Air, Wall AC	
INTERNAL ROOMS Kitchen, Office		Burglar Alarm Yes	
SPECIAL FEATURES 110 Volts, 220 Volts, Alley, Office Space, Ventilating/Exhaust Fans, Refrigeration/Freezer		Channel Frtg	
PROPERTY USE Investment Property, Bus. Included w/Property		Water Frtg	

Water Access	Water Name	Lake Type
Water Features None		
Auction Yes	Auctioneer Name Chad Metzger & Tim Pitts	Auctioneer License # AC31300015
Occupancy Comm	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$2,670.22	Exemption No Exemptions	Year Taxes Payable 2022
Is Owner/Seller a Real Estate Licensee No		Assessed Value \$
List Office Metzger Property Services, LLC - Off: 260-982-0238		Possession At closing
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	List Agent Chad Metzger - Cell: 260-982-9050
Co-List Office	Co-List Agent	
Showing Instr Showing time		
List Date 8/8/2022	Exp Date 9/30/2022	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Virtual Tour		Allow AVM Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Sold/Concession Remarks	Type of Sale
Sell Off	Sell Agent	How Sold
	Co-Sell Off	CDOM 0
		Co-Selling Agent

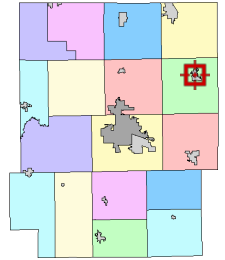


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	024-040-036	Alternate ID	024-707001-40	Owner Address	O'Connor Michael L
Sec/Twp/Rng	0010-0033-7	Class	COMMERCIAL RESTAURANT, CAFE, OR BAR		602 W Huntington St
Property Address	207 W SOUTH ST	Acreage	0.75		North Webster, IN 46555
	NORTH WEBSTER				
District	North Webster				
Brief Tax Description	024-040-036 Stp S Lot 37 10-33-7.75A				
	(Note: Not to be used on legal documents)				

Date created: 6/28/2022
 Last Data Uploaded: 6/28/2022 3:27:04 AM

Developed by Schneider
 GEOSPATIAL

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**

43-08-10-200-947.000-024

OCONNOR MICHAEL L

207 W SOUTH ST

430, Restaurant, Cafeteria or Bar

COMM NORTH WEBSTER

General Information

Parcel Number 43-08-10-200-947.000-024

Local Parcel Number 2470700140

Tax ID:

Routing Number 024-040-036

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 024 (Local 024) NORTH WEBSTER TOWN

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 2400900-024 COMM NORTH WEBSTER LOTS

Section/Plat 10-33-7

Location Address (1) 207 W SOUTH ST NORTH WEBSTER, IN 46555

Zoning COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model WEBSTER

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

O'CONNOR MICHAEL L 602 W HUNTINGTON ST NORTH WEBSTER, IN 46555

Legal

24-40-36 STP S LOT 37 10-33-7 .75A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2009	O'CONNOR MICHAEL	2009020482	WD	/	\$200,000	I
04/25/1997	HAINLEY GARY L & M	0	WD	/	\$0	I
08/21/1989	CLUTTER THOMAS J	0	WD	/	\$0	I
03/16/1989	CLUTTER THOMAS J	0	WD	/	\$0	I
10/24/1985	BERGHORN P GENE	0	WD	/	\$0	I
05/30/1984	MILLER JAMES ENTE	0	WD	/	\$0	I

Notes

10/19/2020 REA: 2021 REMEASURED PAVING, ADDED 2 DECKS PER PICTOMEYRY
10/19/2020 COMM: WEBSTER PUB
5/6/2010 BP: 2010 #090550 7/15/09 5700 COMM ADD
3/16/2009 MEM: MAP SIZE 10 RODS TO MIDDLE OF ROAD, LOT IS 10 RODS TO EDGE OF ROAD.

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/25/2022	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$79,000	\$85,100	\$82,300	\$82,300	\$80,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$79,000	\$85,100	\$82,300	\$82,300	\$80,000
Improvement	\$75,900	\$75,100	\$69,500	\$70,200	\$69,700
Imp Res (1)	\$2,800	\$2,800	\$2,900	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$73,100	\$72,200	\$69,500	\$70,200	\$69,700
Total	\$154,900	\$160,200	\$151,800	\$152,500	\$149,700
Total Res (1)	\$2,800	\$2,800	\$2,900	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$152,100	\$157,300	\$151,800	\$152,500	\$149,700

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
Fci	F		165	165x198	1.14	\$325	\$371	\$61,215	0%	0%	1.2900	\$78,970

Land Computations

Calculated Acreage	0.75
Actual Frontage	165
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.75
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	0.75
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	\$79,000
Total Value	\$79,000

Data Source N/A

Collector

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(220')
Heating	2916 sqft
A/C	2916 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	11
Total	0	0	11

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
Porch, Open Frame	30	\$2,700
Porch, Open Frame	108	\$4,900
Porch, Enclosed Frame	96	\$7,200
Porch, Open Frame	96	\$4,900
Wood Deck	672	\$9,900

Special Features

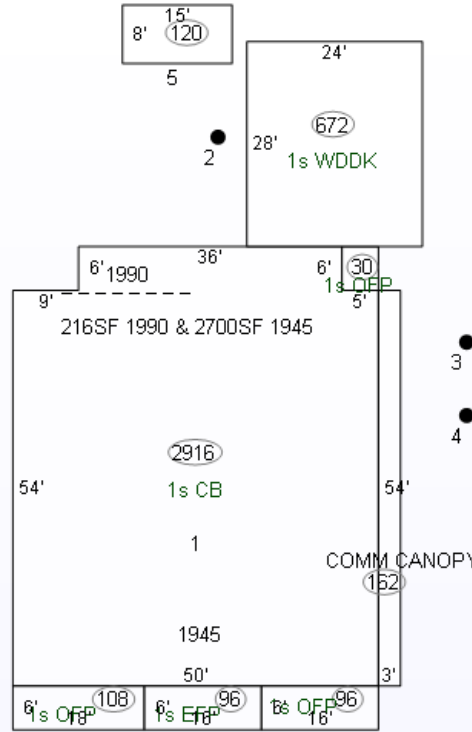
Description	Value
Can, CT 162sqft	\$4,550

Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$265,560	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$317,310
Plumbing	\$17,600	Quality (Grade)	\$301,446
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$4,550	Repl. Cost New	\$277,329
Exterior Features	\$29,600		



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	2916 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	220'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	14'
Base Rate	\$101.93
Frame Adj	(\$10.86)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$91.07
BPA Factor	1.00
Sub Total (rate)	\$91.07
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$91.07
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$265,560

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%	1	Concrete Block	C-1	1948	1965	57	A		0.92		2,916 sqft	\$277,329	80%	\$55,470	0%	100%	1.000	1.2600	\$69,900
2: Fencing C 01	0%	1	Plank	C	2016	2016	6	A	\$16.70	0.92	\$7,199.	28' x 6'	\$430	40%	\$260	0%	100%	1.000	1.2600	\$300
3: Paving C 01	0%	1	Concrete	C	1990	1990	32	A	\$3.80	0.92	\$4,520.	340 sqft	\$1,189	80%	\$240	0%	100%	1.000	1.2600	\$300
4: Paving C 01	0%	1	Crushed Stone	C	1970	1970	52	A	\$0.54	0.92	\$5,677.	21,163 sqft	\$10,514	80%	\$2,100	0%	100%	1.000	1.2600	\$2,600
5: Wood Deck (free standi	100%	1		C	2018	2018	4	A		0.92		8'x15'	\$2,300	3%	\$2,230	0%	100%	1.000	1.2600	\$2,800

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