

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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

6400+ SF Commercial Building!

This property will be offered at Online Only Auction on Tuesday, November 1, 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 \$10,000 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. 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 December 2, 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 \$0.00. 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: Tuesday, November 1, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 200 Safari Trl., Huntington, IN 46750
Huntington Township • Huntington County

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

The banner features the Metzger logo on the left, which includes a red star in a yellow circle and the text 'Metzger PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA'. Below the logo is the slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION'. On the right side of the banner, the phone number '260-982-0238' is displayed. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE APPRAISALS', and '★ REAL ESTATE SALES'. The website 'WWW.METZGERAUCTION.COM' is printed at the bottom right. The background of the banner is a green field with a sunburst effect.

260-982-0238

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

WWW.METZGERAUCTION.COM

Property Type COMMERCIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202240503	200 Safari Trail	Huntington	IN 46750	Status Active
		Parcel ID 35-05-17-300-044.805-004	Type Special Purpose	
		Cross Street	Age 18	
		REO N	Short Sale No	
		Legal Description 003-00448-05 PT TR 24 1.50 AC		
Directions Head north on Safari Trail from US 24. Just off of US 24 heading west out of Huntington.				
Inside City Limits N		City Zoning	County Zoning OTH	Zoning Description



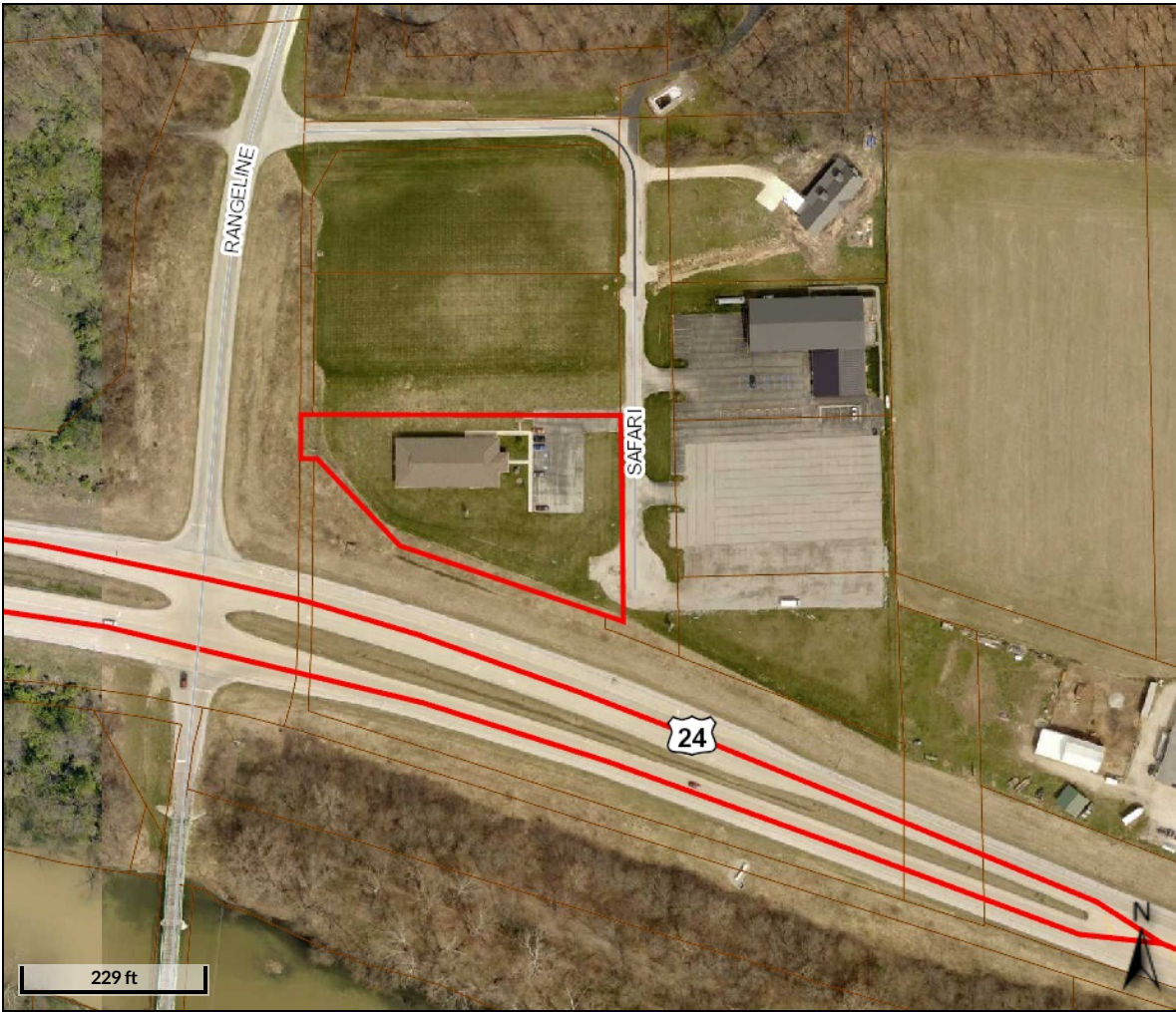
Remarks Sheets Wildlife Museum & Learning Center selling via Online Only Auction on Tuesday, November 1, 2022 -- Bidding begins closing out at 6 pm! Nice 6400+ SF building on 1.5+/- acres ready for your business! Paved parking lot. Great Location just off of US 24! Open House: Tuesday, October 25th 5:30-6pm

Agent Remarks Online Auction: Tues. 11.1.22 6pm Open House: Tues. 10.25.22 5:30-6pm TERMS: \$10,000.00 down the day of auction. Seller to provide an Owner's Title Insurance Policy & a Warranty Deed. 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

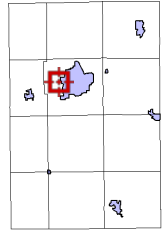
Sec	Lot	Township	Huntington	Lot Ac/SF/Dim	1.5000 / 65,340 / 380x240	Src	N
Year Built	2004	Age	18	New	No	Years Established	
Const Type	Site Built	Exterior	Block, Metal	Foundation	Slab		
Bldg #1 Total Above Gd SqFt	6,480	Total # Bldgs	1	Stories	1.0	Total Restrooms	2
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt	0	Story	1	Finished Office SqFt	6,480
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	Township	Story		Finished Office SqFt	
Bldg Height		Roof Material	Asphalt, Shingle	Int Height	10	Fire Doors	No
Interior Walls	Drywall	Ceiling Height	10	Column Spcg	n/a		
Flooring	Carpet, Vinyl	Parking	Lot, Paved	Water	Well		
Road Access	County	Equipment	No	Sewer	Septic		
Currently Lsd	No	Enterprise Zone	No	Fuel /	Geothermal		
				Heating			
SALE INCLUDES	Building, Land			Cooling	Geothermal		
SPECIAL FEATURES	Display Room, Public Restrooms			Burglar Alarm	No		
				Channel Frtg			
				Water Frtg			

Water Access		Water Name		Lake Type	
Water Features					
Auction Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015	
Occupancy Comm		Owner Name			
Financing: Existing		Proposed		Excluded Party	None
Annual Taxes \$0.00	Exemption		Year Taxes Payable 2022	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 9/28/2022	Exp Date 2/28/2023	Publish to Internet	Yes	Show Addr to Public	Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate	No	Special Listing Cond. None
Virtual Tour					Type of Sale
Pending Date	Closing Date	Selling Price		How Sold	CDOM 1
Total Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off		Co-Selling Agent	









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



Legend

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

Parcel ID	35-05-17-300-044.805-004	Alternate ID	350517300044805004	Owner Address	Sumner B Sheets Museum of Wildlife & Marine Exhibits Inc 200 Safari Trl Huntington, IN 46750
Sec/Twp/Rng	17-28N-9E	Class	Exempt other property		
Property Address	200 SAFARI TRAIL HUNTINGTON	Acreage	1.5		
District	HUNT TWP R E				
Brief Tax Description	003-00448-05 PT TR 24 1.50 AC				
	(Note: Not to be used on legal documents)				

Date created: 9/15/2022
Last Data Uploaded: 9/14/2022 10:39:22 PM

Developed by 

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 0030044805

Printed 03/18/2022 Card No. 1 of 1

PARCEL NUMBER
35-05-17-300-044.805-004
Parent Parcel Number
003-00448-01
Property Address
200 SAFARI TRAIL
Neighborhood
3504600 HUNTINGTON TWP EXEMPT

Summer B Sheets Museum of Wildlife & Marine Exhibits
Inc
c/o James Shoustal
200 Safari Trl
Huntington, IN 46750 USA
003-00448-05 PT TR 24 1.50 AC

TRANSFER OF OWNERSHIP

Date

EXEMPT

Property Class
699 Exempt: Other structures

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 003 Huntington
Corporation N
District 004 Huntington Twp
Section & Plat 17
Routing Number HT17B-12.1

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value, and rows for years 2016-2022.

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.

ai: HT17B-12.1
CY16: CYCLICAL REASSESSMENT 2016
REVIEWED-NO CHANGES
CY19: CYCLICAL REASSESSMENT 2019

Summary table with columns: Supplemental Cards, MEASURED ACREAGE, FARMLAND COMPUTATIONS, TRUE TAX VALUE, Supplemental Cards, TOTAL LAND VALUE.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

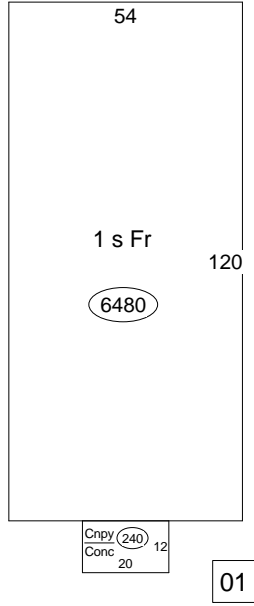
FRAMING
B 1 2 U
F Res 0 6480 0 0

FINISH
UF SF FO FD
1 0 0 0 6480
Total 0 0 0 0 6480

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 6480 0 0
A/C 0 6480 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths
Extra Fixtures 12
TOTAL 0 12

OTHER FIXTURES
G/F ES SS
Refrigerated Water Coolers 2



P Key GCM25
#Units
AVSize
Floor 1
Perim 348
PAR 5
Height 10
Use GENOFF
Use SF 6480
Use % 100.00%

Rate 87.86
Fr Adj 0.00
WH Adj -3.02
Ot Adj 0.00
BASE 84.84
BPA % 100%

Subtot 84.84

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

SF Pr 84.84
x SF 549760

Subtot 549760
Plumb 21800
SpFeat 0
ExFeat 2720
TOTAL 574280
Qual/Gr C

RCN 545570

Use Dep 25/ 0

(LCM: 95.00)

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	GENOFF	0.00		C	2004	2005	AV	0.00	N	0.00	6480	545570	25	0	100	100	409200
		01	PAVING	5.00	85	C	2006	2005	AV	2.81	N	2.67	7875	21030	80	0	100	100	4200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

gll 07/31/2008

mdb 03/01/2008

Neigh 3504600 AV

TOTAL IMPROVEMENT VALUE

413400

...Generation after Generation



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