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

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Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shookome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Bumau • Austin Metzger
Neil Snyder • Justin Nicodemus • Toni Derry

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Nov. 21 6 pm

15321 E 300 S, Akron, IN

14 Acres in 2 Tracts

Tract #1: Commercial Pole Barn on
2 Acres. Great Retail or Storage!

Tract #2: Country Home
Attached Garage
on 12 Acres!



BidMetzger.com

ONLINE ABSOLUTE - NO RESERVE
AUCTION



Open
House: **Nov. 13, 5:30-6 PM**



REAL ESTATE AUCTION TERMS

14+/- ACRES OFFERED IN 2 TRACTS WITH COMMERCIAL POLE BARN & COUNTRY HOME!

This property will be offered at Online Auction on Tuesday, November 21, 2023 -- Bidding begins closing out at 6 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 \$5,000 down for each tract the day of the auction with the balance 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 December 22, 2023. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$80.86. 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 21, 2023

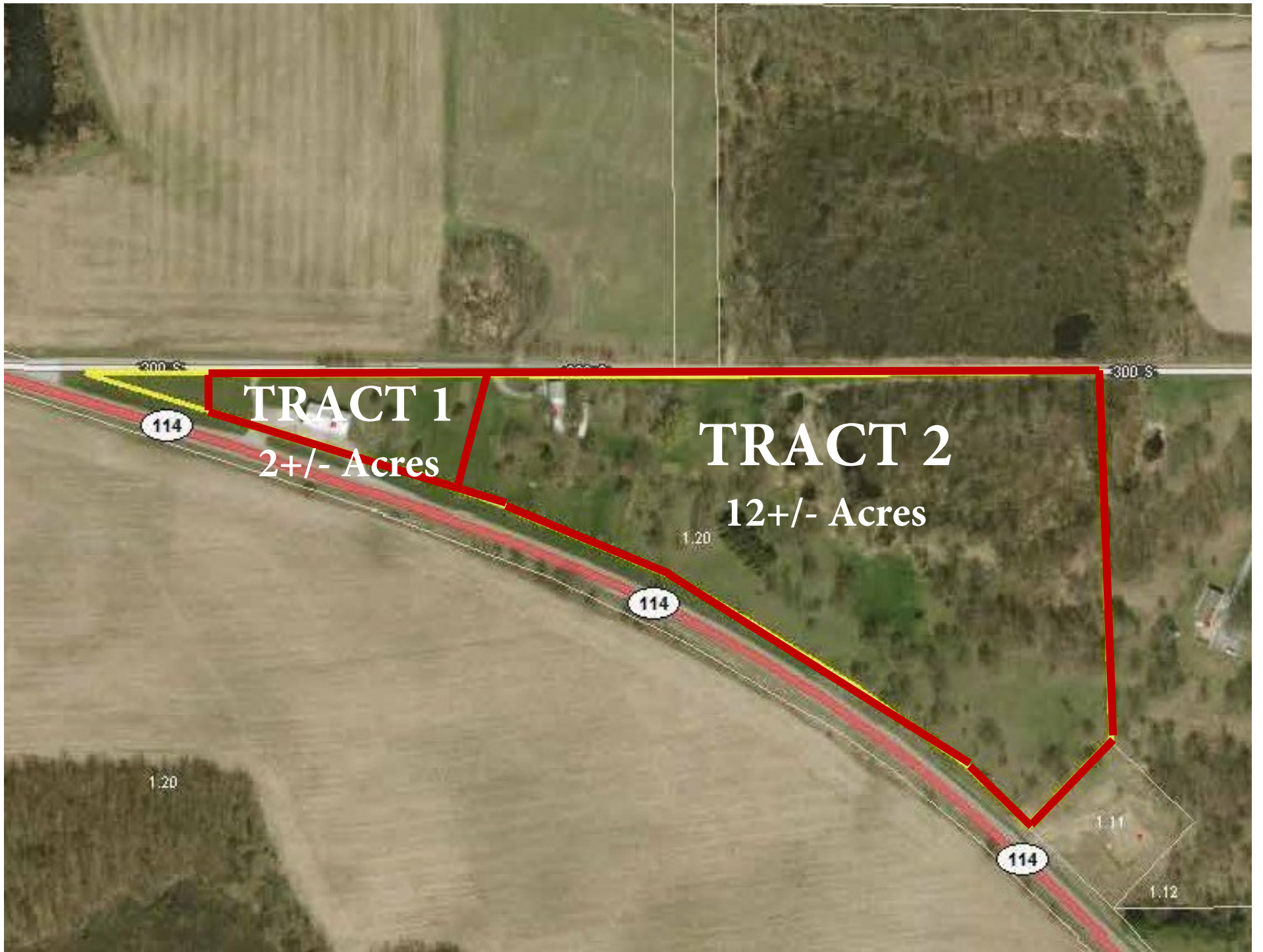
Bidding begins closing out at 6 pm!

15321 E. 300 S., Akron, IN 46910

Henry Township • Fulton County

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





TRACT 1
2+/- Acres

TRACT 2
12+/- Acres

300 S

300 S

114

114

114

1:20

1:20

1:11

1:12

Property Type COMMERCIAL **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS 202339418 * E 300 S Akron IN 46910 **Statu** Active **LP** \$0



Area Fulton County **Parcel ID** 25-09-34-200-001.020-002 **Type** Mixed Use

Cross Street **Age** 58

REO N **Short Sale** No

Legal Description Approximately 2+/- Acres part of: PT NW NE E OF RD 114 LESS 5 A E SIDE PT NE NW E OF RD 114

Directions On the southeast corner or Hwy 114 & 300 S.

Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 14+/- Acres offered in 2 Tracts with Commercial Pole Barn & Country Home selling via Online Only Absolute Auction on Tuesday, November 21, 2023 -- Bidding begins closing out at 6 pm! Selling Regardless of Price! Tract 1: Commercial Pole Building on 2+/- Acres! Great building for your business with acreage! This was a previous gas service station. It has septic & all previous gas tanks were removed with OSHA approval & soil testing. Bid on each tract individually or for the entirety! Open House: Monday, November 13th 5:30-6pm

Agent Remarks Online ABSOLUTE Auction: Tues. 11.21.23 6pm Open House: Mon. 11.13.23 5:30-6pm TERMS: \$5,000 down the 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

Sec	Lo	Township	Henry	Lot Ac/SF/Dim	2.0000 / 87,120 / 740x225	Src
Year Built	1965	Age 58	New No	Years Established	Exterior Metal	Foundation None
Const Type	wood frame		Total # Bldgs 1	Stories 1.0	Total Restrooms	0
Bldg #1 Total Above Gd SqFt	696	Total Below Gd SqFt	0	Story 1	Finished Office SqFt	0
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		Fire Doors	No
Bldg Height		Roof Material	Metal	Int Height	12	
Interior Walls	Other	Ceiling Height	10	Column Spcg	n/a	
Flooring	Concrete	Parking	Off-Street, Paved	Water	None	
Road Access	County	Equipment	No	Well Type		
Currently Lsd	No	Enterprise Zone	No	Sewer	Septic	
				Fuel /	None	
				Heating		
				Cooling	None	
				Burglar Alarm	No	
				Channel Frtg		
				Water Frtg		


SALE INCLUDES Building, Land

SPECIAL FEATURES Overhead Door 1, Overhead Door 2

Water Access		Water Name		Lake Type	
Water Features					
Auction Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015
Occupancy			Owner Name		
Financing: Existing	Proposed		Excluded Party None		
Annual Taxes \$80.86	Exemption Homestead, Supplemental	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 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 10/25/2023	Exp Date 1/31/2024	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 2.0%	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 Office			Sell Agent		
Co-Sell Office			Co-Selling Agent		
Sell Team					

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

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Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202339417	15321 E 300 S	Akron	IN 46910	LP \$0
	Area Fulton County	Parcel ID 25-09-34-200-001.020-002	Type Manuf. Home/Mobile	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Henry	Style One Story	REO No	H Baths 0
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley
	Legal Description Approximately 12+/- acres part of: PT NW NE E OF RD 114 LESS 5 A E SIDE PT NE NW E OF RD 114			
	Directions On the southeast corner of Hwy 114 & 300 S.			
	Inside City N	City Zoning	County Zoning A1	Zoning Description

Remarks 14+/- Acres offered in 2 Tracts with Commercial Pole Barn & Country Home selling via Online Only Absolute Auction on Tuesday, November 21, 2023 -- Bidding begins closing out at 6 pm! Selling Regardless of Price! Tract 2: Country Home with Attached Garage on 12+/- Acres! This manufactured home has 3 bedrooms & 1 full bath. There is a 2-car garage & paved driveway providing convenient parking for your vehicles. Bid on each tract individually or for the entirety! Open House: Monday, November 13th 5:30-6pm

Agent Remarks Online ABSOLUTE Auction: Tues. 11.21.23 6pm Open House: Mon. 11.13.23 5:30-6pm TERMS: \$5,000 down the 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	12.0000 / 522,720 / 1600x650	Lot Desc	Partially Wooded, 10-14.999
Above Gd Fin SqFt	960	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	58	New Const	No	Ext	Aluminum, Vinyl
Room Dimensions	Baths	Full	Hal	Water	WELL
RM DIM	LV	B-Main	1	0	Well Type Private
LR	x	B-Upper	0	0	Sewer Septic
DR	x	B-Blw	0	0	Fuel / Gas, Forced Air
FR	x	Laundry Rm	Main		Heating
KT	x	Laundry L/W	x		Cooling Central Air
BK	x	AMENITIES	Main Floor Laundry, Washer Hook-Up		Water Soft-Owned No
DN	x				Water Soft-Rented No
1B	12 x 12				Alarm Sys-Sec No
2B	10 x 10				Alarm Sys-Rent No
3B	10 x 10	Garage	2.0 / Attached / 28 x 24 / 672.00		Garden Tub No
4B	x	Outbuilding 1	None	x	Jet Tub No
5B	x	Outbuilding 2		x	Pool No
RR	x	Assn Dues		Frequency Not Applicable	Pool Type
LF	x	Other Fees			
EX	x	Restrictions			

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 11/21/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$80.86	Exemption Homestead, Vet, Supplemental	Year Taxes Payable 2023	Assessed Value

Possession at closing	List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050
	Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395
	Co-List Office	Co-List Agent
Showing Instr Showingtime or Open House	List Date 10/25/2023	Start Showing Date
	Exp Date 1/31/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	How Sold
Sell Office	Sell Agent	Conc Paid By
Co-Sell Office	Co-Sell Agent	Sell Team

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

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PROPERTY SERVICES, LLC
Metzger
 CHAD METZGER, CAL, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
 ..GENERATION AFTER GENERATION

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

WWW.METZGERAUCTION.COM

Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	<u>Propane; Rented & Removed</u>	<u>\$ filled 2-3 times a year</u>
Electric	<u>REMC</u>	<u>\$45/MO (store) \$05/MO home</u>
Water	<u>well</u>	<u>\$</u>
Other	<u>septic.</u>	<u>\$</u>
HOA		<u>\$</u>

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**

...Generation after Generation



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