

*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!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

***5200+ SF Commercial Building!***

This property will be offered at Online Only Auction on Wednesday, December 20, 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 10% down 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. Metzger Property Services will charge a 4% buyer's premium that shall be retained by Metzger Property Services, LLC. 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 26, 2024. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,184.00. 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: Wednesday, December 20, 2023**

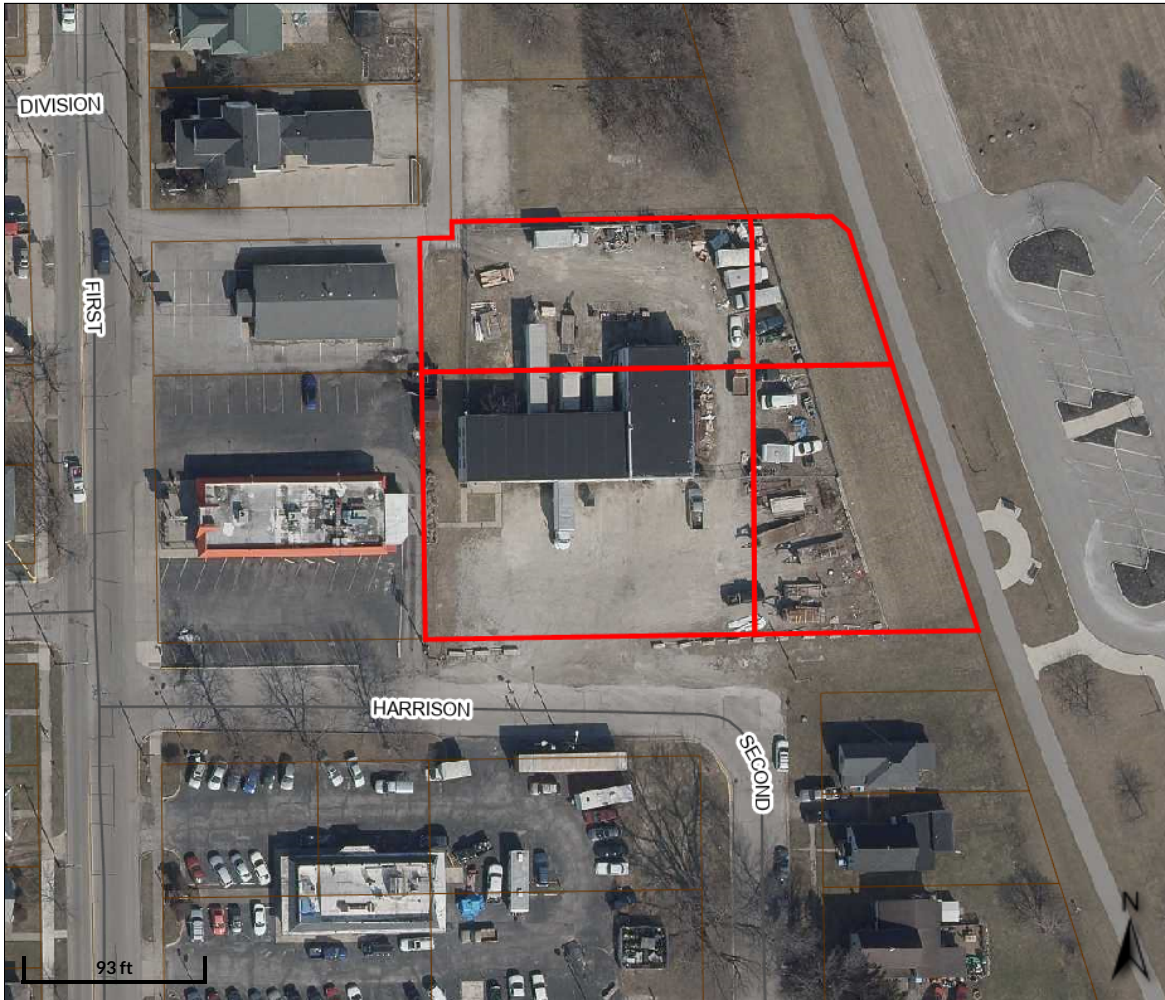
***Bidding begins closing out at 6 pm!***

**880 Harrison St., Huntington, IN 46750**

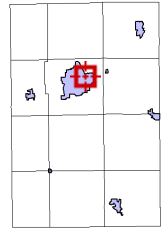
**Huntington Township • Huntington County**

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





**Overview**



**Legend**

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

<b>Parcel ID</b>	35-05-11-300-629.300-005	<b>Alternate ID</b>	350511300629300005	<b>Owner Address</b>	ES Investments & Properties LLC
<b>Sec/Twp/Rng</b>	11-28N-9E	<b>Class</b>	Small retail		9047 N 312 W
<b>Property Address</b>	880 HARRISON ST	<b>Acreage</b>	n/a		Huntington, IN 46750
	HUNTINGTON				
<b>District</b>	HTGN. CORP. R E				
<b>Brief Tax Description</b>	014-06293-00 JULIUS HITZFIELDS 4TH ADD LOTS 9 & 12 & PT OF VAC SECOND ST (ORD 1-C-15)				
	(Note: Not to be used on legal documents)				

Date created: 10/31/2023  
 Last Data Uploaded: 10/30/2023 8:22:42 PM



<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS</b> 202342657	880 Harrison Street	Huntington	IN 46750	<b>Statu</b> Active <b>LP</b> \$0



<b>Area</b> Huntington County	<b>Parcel ID</b> 35-05-11-300-629.300-005	<b>Type</b> Industrial
<b>Cross Street</b>	<b>Age</b> 61	
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> 014-06293-00 JULIUS HITZFIELDS 4TH ADD LOTS 9 & 12 & PT OF VAC SECOND ST (ORD 1- C-15) &		
<b>Directions</b> Property is on the northeast side of Huntington. Head south off of Old US 24 onto First St., then east onto Harrison.		
<b>Inside City Limits</b> Y	<b>City Zoning</b> B2	<b>County Zoning</b> <b>Zoning Description</b>

**Remarks** Impressive 5800+ SF Commercial Building selling via Online Only Auction on Wednesday, December 20, 2023 -- Bidding begins closing out at 6 pm! Great space for your business! This exceptional commercial building boasts an impressive 5,800+ sf of space to meet all your office, shop, and warehousing needs. The heated & air conditioned office space is 2 stories with over 1200 sf with offices, a convenient half bath, kitchenette, & showroom area. The warehouse is currently equipped with 3 overhead dock height doors with the potential of 7. This flexibility allows for efficient loading and unloading operations, ensuring your business runs smoothly. The 2000+ sf heated shop features 2 oversized overhead doors, concrete floors complete with drains, and another half bath. You'll also find an array of useful features such as 2 jib cranes with hoist and an air compressor with lines throughout the shop & warehouse. With both single and three-phase electricity, it can accommodate a wide range of machinery and equipment. Overall, this 5,800+ sf commercial building is a remarkable opportunity for any business looking to expand their operations. With its versatile layout, abundant amenities, and prime location, it's a space that promises to elevate your business. Don't miss out on the chance to

**Agent Remarks** Online Auction: Wed. 12.20.23 6pm 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). Metzger Property Services will charge a 4% buyer's premium that shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24 hrs. in advance of

<b>Sec</b> Lo 912	<b>Township</b> Huntington	<b>Lot Ac/SF/Dim</b> 1.1000 / 47,916 / 200x270	<b>Src</b>
<b>Year Built</b> 1962	<b>Age</b> 61	<b>Exterior</b> Block, Concrete	<b>Foundation</b> Slab, None
<b>Const Type</b> Cement Block	<b>Total # Bldgs</b> 1	<b>Stories</b> 2.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 5,888	<b>Total Below Gd SqFt</b> 0	<b>Story</b> 2	<b>Finished Office SqFt</b> 1,280
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>
<b>Location</b>	<b>Fire Protection</b> City	<b>Fire Doors</b> Yes	

<b>Bldg Height</b>	<b>Roof Material</b> Rubber	<b>Int Height</b> 16 feet in warehouse & shop
<b>Interior Walls</b> Block, Concrete, Wood	<b>Ceiling Height</b> 16 ft in warehouse & shop	<b>Column Spcg</b> n/a
<b>Flooring</b> Concrete, Vinyl	<b>Parking</b> Lot, Private	<b>Water</b> City
<b>Road Access</b> City	<b>Equipment</b> Yes	<b>Well Type</b>
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Sewer</b> City
		<b>Fuel /</b> Gas, Wood

**SALE INCLUDES** Building, Land

**INTERNAL ROOMS** Office, Storage, Warehouse, Workroom

**SPECIAL FEATURES** Single Phase, Three Phase, Loading Dock 1, Loading Dock 2, Overhead Door 1, Overhead Door 2, Compressed Air Lines, Office Space

<b>Heating</b>	
<b>Cooling</b>	Central Air, None
<b>Burglar Alarm</b>	No
<b>Channel Frtg</b>	
<b>Water Frtg</b>	

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		

<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015
<b>Occupancy</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None

<b>Annual Taxes</b> \$2,184.0	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2023	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> 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** 11/22/2023 **Exp Date** 2/29/2024 **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** 1.0% **Variable Rate** No **Special Listing Cond.** None

**Virtual Tour** **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 Office** **Co-Selling Agent**

**Presented by:** 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.

# 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](mailto:info@metzgerauction.com)**



*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**