

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

2 Commercial Buildings & Parking Lot in 3 Tracts!

This property will be offered at Online Only Auction on Monday, December 18, 2023 -- 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 per tract 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 19, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$5368.72 total. 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: Monday, December 18, 2023

Bidding begins closing out at 6 pm!

1011, 1015, & 1019 W. Jefferson St., Plymouth, IN 46563

Center Township • Marshall County

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



TRACT MAP

W JEFFERSON ST



TRACT 3

TRACT 2

TRACT 1

Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202343136	1011 W Jefferson Street	Plymouth	IN 46563	Statu Active
LP \$0				



Area Marshall County	Parcel ID 50-32-05-104-362.000-019	Type Retail
Cross Street	Age 52	
REO N	Short Sale No	
Legal Description LOT 3 7 W 17/ LOT 2 NAGELS SUB COMB FORM COMB 364 W/362 18PAY19		
Directions On south side of Jefferson St. in Plymouth.		
Inside City Limits Y	City Zoning C1	County Zoning
		Zoning Description

Remarks 2 Commercial Buildings & Parking Lot selling via Online Only Auction on Monday, December 18, 2023 -- Bidding begins closing out at 6 pm! Tract 1: 3600+ sf Commercial Building ready for your business. Step inside to the 1400+ sf open showroom which leads to a 2200+ sf workroom area, ready to fulfill all your business needs. A 9x7 overhead door on the back adds convenience & functionality offering easy access for deliveries, large equipment, or any other logistical needs. Great location for your business in Plymouth! Bid on this tract individually, in combination, or for the entirety! Open House: Monday, December 11th 5:30-6pm

Agent Remarks Online Auction: Mon. 12.18.23 6pm Open House: Mon. 12.11.23 5:30-6pm TERMS: \$10,000/tract 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). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they

Sec	Lo	Township	Center	Lot Ac/SF/Dim 0.1700 / 7,405 / 60x121	Src
Year Built 1971	Age 52	New No	Years Established	Exterior Brick, Vinyl	Foundation None
Const Type wood frame			Total # Bldgs 1	Stories 1.0	Total Restrooms 1
Bldg #1 Total Above Gd SqFt	3,680		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 City		Fire Doors No
Bldg Height			Roof Material Asphalt, Shingle	Int Height 10 ft	
Interior Walls Drywall, Unfinished, Wood			Ceiling Height 10 ft	Column Spcg n/a	
Flooring Carpet, Concrete			Parking Lot	Water City	
Road Access City			Equipment No	Well Type	
Currently Lsd No			Enterprise Zone No	Sewer City	
				Fuel / Forced Air	
				Heating	
				Cooling None	
				Burglar Alarm No	
				Channel Frtg	
				Water Frtg	

SALE INCLUDES Building, Land

SPECIAL FEATURES Overhead Door 1, Display Room

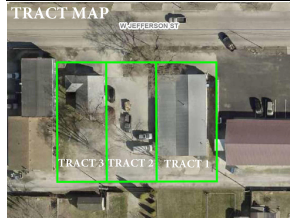
Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Occupancy	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$2,030.4	Exemption No Exemptions	Year Taxes Payable 2023
Is Owner/Seller a Real Estate Licensee 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 Showingtime		
List Date 11/29/2023	Exp Date 3/31/2024	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
		Allow AVM Ye
		Show Comments Yes
Virtual Tour		BBC 1.5%
		Variable Rate No
		Special Listing Cond. None
Pending Date	Closing Date	Selling Price
		How Sold
Total Concessions Paid	Sold/Concession Remarks	CDOM 0
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.

Listings as of 11/29/2023

Property Type LOTS AND LAND
 Status Active
 CDOM 1
 DOM 1
 Auction Yes
MLS 202343137
1015 W Jefferson Street
Plymouth
IN 46563
Status Active
LP \$0



Area Marshall County
Parcel ID 50-32-05-104-361.000-019
Type Commercial Land
Sub None
Cross Street
School District PLY Elem
 Washington
 JrH Lincoln
SrH Plymouth
REO No
Short Sale No
Waterfront Y/N N
Legal Description ACREAGE: AUDITOR DESC: NAGELS SUB LOT 4 LEGAL DESC:
Directions On south side of Jefferson St. in Plymouth.
Inside City Limits Y
City C1
County Zoning
Zoning Description

Remarks 2 Commercial Buildings & Parking Lot selling via Online Only Auction on Monday, December 18, 2023 -- Bidding begins closing out at 6 pm! Tract 2: 0.14+/- acre Parking Lot. Buy in combination with either of commercial buildings next door for parking availability. Bid on this tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Mon. 12.18.23 6pm TERMS: \$10,000/tract 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). 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

Sec Lot 4
Lot Ac/SF/Dim 0.1500 / 6,300 / 50X126
Parcel Desc 0-2-9999
Platted Development No
Platted Y/N Yes
Township Center
Date Lots Available
Price per Acre \$ \$0.00
Type Use Commercial, Other
Road Access City
Road Surface Asphalt
Road Frontage City
Water Type None
Well Type
Easements Yes
SEWER TYPE None
Water Frontage
Type Fuel None
Assn Dues Not Applicable
Electricity Available
Other Fees

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name
Lake Type
Water Features
Water Frontage
Channel Frontage
Water Access
Auction Yes
Auctioneer Name Chad Metzger
Auctioneer License # AC31300015
Auction Location Online Only: bidmetzger.com
Auction Start Date 12/18/2023
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$1,176.2
Exemption No Exemptions
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
List Date 11/28/2023
Exp Date 3/31/2024
Contract Type Exclusive Right to Sell
BBC 1.5%
Variable Rate No
Special Listing Cond. None
Virtual Tours:
Type of Sale
Pending Date
Closing Date
Selling Price
How Sold
CDOM 1
Total Concessions Paid
Sold/Concession Remarks
Sell Office
Sell Agent
Sell Team
Co-Sell
Co-Sell Agent

Presented 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.

Property Type COMMERCIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS 202343138	1019 W Jefferson Street	Plymouth	IN 46563	Statu Active
	Area Marshall County	Parcel ID 50-32-05-104-360.000-019		Type Retail
	Cross Street		Age 10	
	REO N	Short Sale No		
Legal Description ACREAGE: AUDITOR DESC: NAGELS SUB LOT 5 LEGAL DESC:				
Directions On south side of Jefferson St. in Plymouth.				
	Inside City Limits Y	City Zoning C1	County Zoning	Zoning Description



Remarks 2 Commercial Buildings & Parking Lot selling via Online Only Auction on Monday, December 18, 2023 -- Bidding begins closing out at 6 pm! Tract 3: 900+ sf Commercial Building ready for your business. Spacious, open showroom to showcase your products or services. Additionally, there is an office area, kitchenette, & a restroom. The 10x10 screened-in back porch offers a nice retreat where you can take a break, enjoy a breath of fresh air, or even host small gatherings or meetings. Whether you're a small business owner or an aspiring entrepreneur, this space provides the perfect backdrop for your dreams to come to life. Great location for your business in Plymouth! Bid on this tract individually, in combination, or for the entirety! Open House: Monday, December 11th 5:30-6pm

Agent Remarks Online Auction: Mon. 12.18.23 6pm Open House: Mon. 12.11.23 5:30-6pm TERMS: \$10,000/tract 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). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they

Sec Lo 5	Township Center	Lot Ac/SF/Dim 0.1500 / 6,300 / 50X126	Src
Year Built 1920	Age 103	Exterior Aluminum, Vinyl	Foundation Crawl
Const Type wood frame	Total # Bldgs 1	Stories 1.0	Total Restrooms 1
Bldg #1 Total Above Gd SqFt 983	Total Below Gd SqFt 0	Story 1	Finished Office SqFt 200
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 City		Fire Doors No
Bldg Height	Roof Material Asphalt, Shingle	Int Height 10 ft	
Interior Walls Drywall	Ceiling Height 10 ft	Column Spcg n/a	
Flooring Carpet, Vinyl	Parking Lot	Water City	
Road Access City	Equipment No	Well Type	
Currently Lsd No	Enterprise Zone No	Sewer City	
		Fuel / Forced Air	
		Heating	
		Cooling None	
		Burglar Alarm No	
		Channel Frtg	
		Water Frtg	

SALE INCLUDES Building, Land
INTERNAL ROOMS Kitchen, Office, Showroom
SPECIAL FEATURES Office Space

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 \$2,162.0	Exemption No Exemptions	Year Taxes Payable 2023
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 Showingtime		
List Date 11/28/2023	Exp Date 3/31/2024	Publish to Internet Yes
Idx Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
		Allow AVM Ye
		Show Comments Yes
Virtual Tour		BBC 1.5%
		Variable Rate No
		Special Listing Cond. None
Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	How Sold
Sell Office	Sell Agent	CDOM 1
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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM