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**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

Highly Visible Commercial Building ready for your business!

This property will be offered at Online Only Auction on Thursday, January 25, 2024 -- Bidding begins closing out at 5:30 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 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 March 1, 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 \$2553.00. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, January 25, 2024

Bidding begins closing out at 5:30 pm!

909 Roosevelt Rd., Walkerton, IN 46574

Lincoln Township • St. Joseph County

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



909 Roosevelt Rd, Walkerton, IN

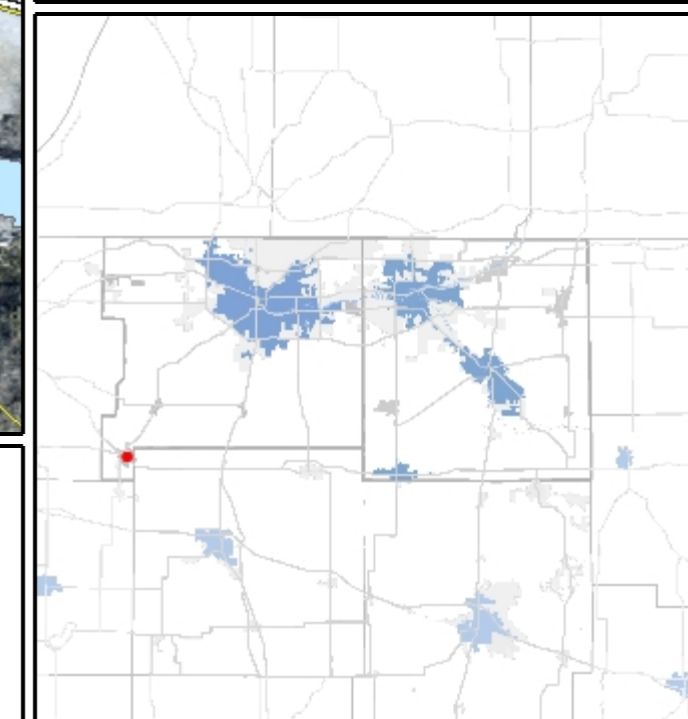
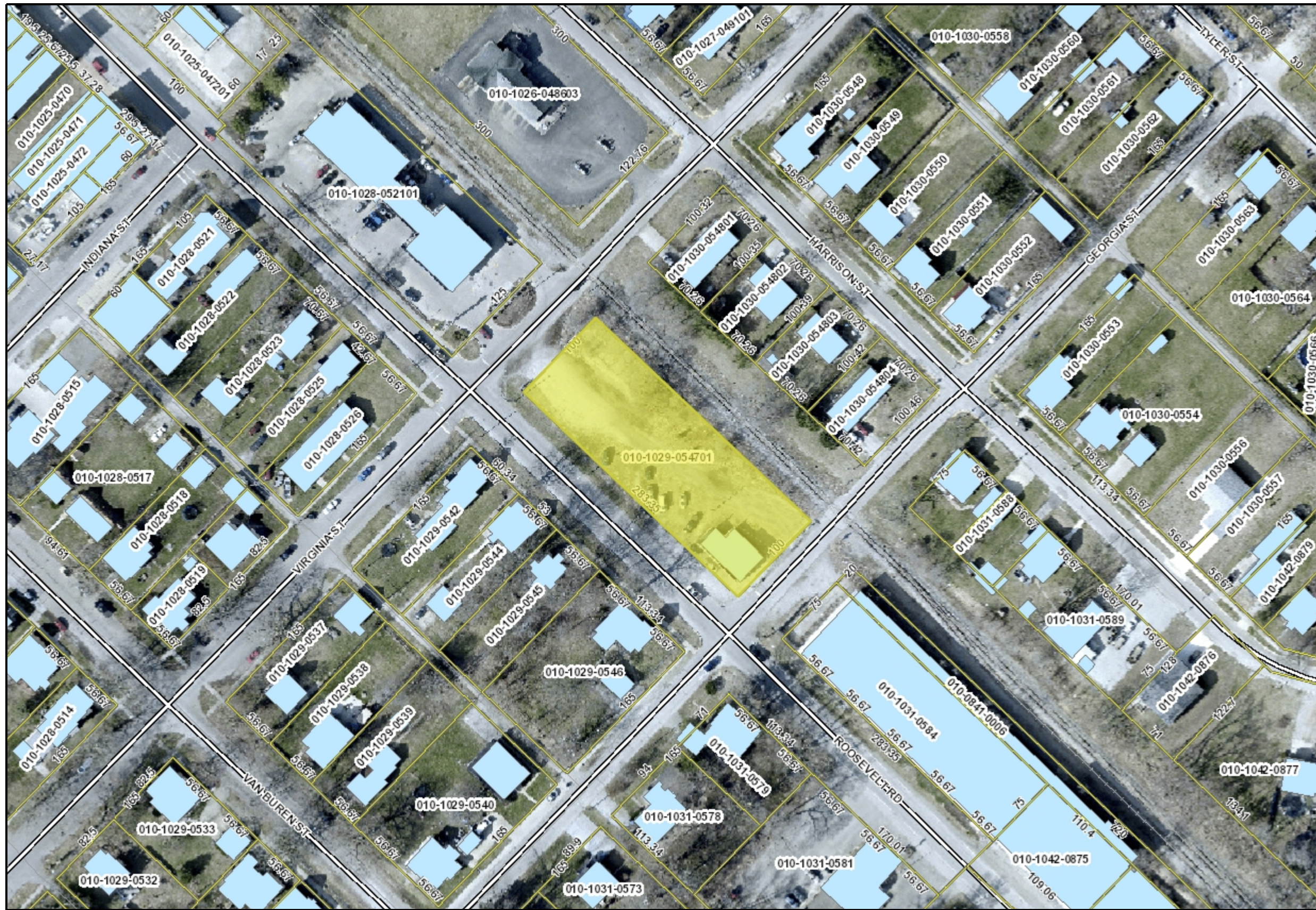
txtSubTitle

Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
 - Railroad
 - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge



1 inch = 99.92 feet



Date Printed: 12/29/2023

Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

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Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202345660	909 Roosevelt Road	Walkerton	IN 46574	Statu Active LP \$0



Area St. Joseph County	Parcel ID 71-16-24-378-001.000-015	Type Special Purpose
Cross Street	Age 10	
REO N	Short Sale No	
Legal Description PARCEL BET ROOSEVELT RD & RR & BET VIRGINIA ST & GEORGIA ST 283' ALONG ROOSEVELT ST		
Directions Property is on the corner of SR 6 (Roosevelt) & Georgia St.		
Inside City Limits	City Zoning	County Zoning
		Zoning Description Commercial

Remarks Highly Visible Commercial Building on over a half acre lot is ready for your business selling via Online Only Auction on Thursday, January 25, 2024 -- Bidding begins closing out at 5:30 pm! Highly Visible 1675 sf concrete building with a well-appointed office space & a restroom conveniently available for staff and visitors. The sturdy concrete construction ensures durability and longevity. The shop area has 4 rooms & features a shop lift making it easier to handle heavy equipment, drain in the floor for easy clean-up, & is equipped with 2 manual overhead doors, allowing for easy access and efficient movement of goods. This building on over a half acre offers versatility, durability, and practical features making it an exceptional choice for businesses seeking a functional and reliable space. Great Location on Highway 6 in Walkerton! Open House: Saturday, January 20th 2:30-3pm

Agent Remarks Online Auction: Thurs. 1.25.24 5:30 pm Open House: Sat. 1.20.24 2:30-3pm TERMS: \$5,000 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 3% buyer's premium. RE BROKERS: Must Register Clients 24 hrs. in advance of the

Sec	Lo	Township Lincoln	Lot Ac/SF/Dim 0.6500 / 28,300 / 100X283	Src
Year Built 1920	Age 103	New No	Years Established	Exterior Block, Concrete
Const Type block building			Total # Bldgs 1	Foundation Slab
Bldg #1 Total Above Gd SqFt 1,675			Total Below Gd SqFt 0	Stories 1.0
Bldg #2 Total Above Gd SqFt			Total Below Gd SqFt	Story 1
Bldg #3 Total Above Gd SqFt			Total Below Gd SqFt	Story
Location		Fire Protection City		Finished Office SqFt 225
Bldg Height		Roof Material Build-Up		Finished Office SqFt
Interior Walls Concrete		Ceiling Height 14		Fire Doors No
Flooring Concrete		Parking Off-Street		Int Height 14
Road Access City		Equipment No		Column Spcg n/a
Currently Lsd No		Enterprise Zone No		Water City

SALE INCLUDES Building, Land
INTERNAL ROOMS Office, Other
SPECIAL FEATURES Overhead Door 1, Overhead Door 2, Office Space

Heating
Cooling Window
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	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$2,553.0	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 or Open House		
List Date 12/29/2023	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 2%
		Variable Rate No
		Special Listing Cond. None
Pending Date	Closing Date	Type of Sale
Total Concessions Paid	Selling Price	How Sold
Sell Office	Sold/Concession Remarks	CDOM 0
Co-Sell Office	Sell Agent	
	Co-Selling Agent	

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

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ADMINISTRATIVE INFORMATION

PARCEL NUMBER
71-16-24-378-001.000-015
Parent Parcel Number

Property Address
909 ROOSEVELT RD

Neighborhood
7115007 10493-402

Property Class
454 Com Auto sales & service

TAXING DISTRICT INFORMATION

Jurisdiction 71 St. Joseph
Area 007 Lincoln

Corporation Y
District 015 WALKERTON (LINCOLN)
Routing Number 16-24

OWNERSHIP

CELEBRITY MOTORS INC
909 ROOSEVELT ROAD
WALKERTON, IN 46574-1226 UNITED STATES OF AMERICA
PARCEL BET ROOSEVELT RD & RR & BET VIRGINIA ST &
GEORGIA ST 283' ALONG ROOSEVELT ST

Tax ID 010-1029-054701

Printed 04/14/2023 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 08/21/1995 NICKEL PLATERR \$0 and 01/01/1900 Bk/Pg: 0, 0 \$0.

COMMERCIAL

VALUATION RECORD

Table with columns: Year (2018-2023), Reason for Change, Valuation (L, B, T), Annual values.

Site Description

Legal Acres: 0.0000
Admin Legal 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

BR08: PTABOA 08/09 APPEAL
Form 115 sent, Board agreed to lower 08/09 values to L-27900
and Imp-26100. Proposal letter sent with no response. km
BR10: PTABOA 10/11 APPEAL
Form 134 TTV = \$54,000.00 2010-2011 Agreed upon value
BR13: PTABOA 13/14 APPEAL
13/14 Pet 130 No Change per Form 115 L 57,500 I 33,200 T 90,700
6/16 psc
CR2: CYCLICAL REASSESSMENT 2ND QTR
CR/16/17 - 9/16/15 Changed uses, adjusted condition and height
and adjusted codition of paving SF
CR24: CYCLICAL REASSESSMENT 18-22 4
4/21 psc
MM01: Plexis Conv. Note 02/07/1995 Parcel
VACANT R.R. PROPERTY
MM02: Plexis Conv. Note 05/09/1997 Parcel
FORM 122 ADDED IMPROVEMENTS FROM KEY

Supplemental Cards

TRUE TAX VALUE 57500

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards

TOTAL LAND VALUE 57500

IMPROVEMENT DATA

01

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

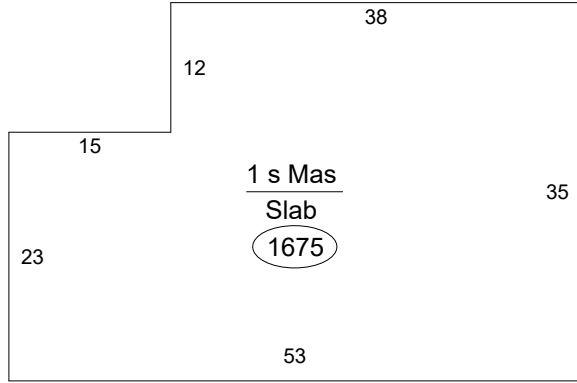
WALLS
B 1 2 U
Frame Yes
Brick Yes
Metal
Guard

FRAMING
B 1 2 U
F Res 0 1675 0

FINISH
UF SF FO FD
1 1450 0 225 0
Total 1450 0 225 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1675 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 1 2
Extra Fixtures 1
TOTAL 0 3



P Key	GCM46	GCM46	GCM46
#Units			
AVSize			
Floor	1	1	1
Perim	176	176	176
PAR	11	11	11
Height	10	14	10
Use	UTLSTOR	UTLSTOR	UTLSTOR
Use SF	225	840	610
Use %	13.43%	50.15%	36.42%
Rate	105.16	82.77	82.77
Fr Adj	0.00	0.00	0.00
WH Adj	-15.52	0.00	-6.20
Ot Adj	0.00	0.00	0.00
BASE	89.64	82.77	76.57
BPA %	100%	100%	100%
Subtot	89.64	82.77	76.57
U Fin	0.00	0.00	0.00
Ot Adj	0.00	0.00	0.00
IntFin	0.00	0.00	0.00
Div W	0.00	0.00	0.00
Lightg	0.00	0.00	0.00
AirCon	0.00	0.00	0.00
Heat	0.00	0.00	0.00
Sprink	0.00	0.00	0.00
SF Pr	89.64	82.77	76.57
x SF	20170	69530	46710
Subtot	136410		
Plumb	4800		
SpFeat	0		
ExFeat	0		
TOTAL	141210		
Qual/Gr	C		
RCN	129910		
Use Dep	80/ 0	80/ 0	80/ 0

(LCM: 92.00)

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	UTLSTOR	0.00	C		1920	1920	P	0.00	N	0.00	1675	129910	80	0	100	100	26000
		01	PAVING	5.00	85	C	1950	1943	P	2.81	N	2.59	3080	7980	80	0	100	100	1600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

Neigh 7115007 AV

27600

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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