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**260-982-0238**

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**PROVIDING PROFESSIONAL AUCTION,  
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,  
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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

**5000+ SF Building on 2.63+/- Acres!**

This property will be offered via Online Only ABSOLUTE Auction on Monday, November 18, 2024 -- Bidding begins closing out at 6:30 pm! *Selling regardless of price!* 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 20, 2024. Possession will be after Dec. 15, 2024 or at closing if after that date. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$0.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on 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. The Client Registration form is available upon request.

**Online Auction: Monday, November 18, 2024**

**Bidding begins closing out at 6:30 pm!**

**1001 SR 13, North Manchester, IN 46962**

**Chester Township • Wabash County**

**Auction Manager: Tim Pitts 317.714.0432**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

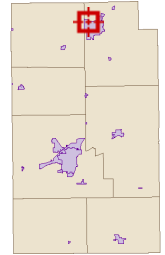
260-982-0238

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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS  
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**Overview**



**Legend**

- Parcels
- Road Centerlines

<b>Parcel ID</b>	85-03-31-200-005.000-002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	CHURCH OF CHRIST OF N MANCH
<b>Sec/Twp/Rng</b>	31-30-07	<b>Class</b>	Exempt Religious		1001 STATE RD 13
<b>Property Address</b>	1001 STATE RD 13	<b>Acres</b>	2.63		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
<b>District</b>	N MANCHESTER				
<b>Brief Tax Description</b>	PT NE1/4 31-30-7 2.63AC				
	(Note: Not to be used on legal documents)				

Date created: 10/15/2024  
 Last Data Uploaded: 10/15/2024 4:31:29 AM

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS</b> 202440912	1001 State Road 13	North Manchester	IN 46962	<b>Statu</b> Active <b>LP</b> \$0



<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-31-200-005.000-002	<b>Type</b> Other/Unknown
<b>Cross Street</b>	<b>Age</b> 48	
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> PT NE1/4 31-30-7 2.63AC		
<b>Directions</b> On the south side of SR 13, on the north side of North Manchester.		
<b>Inside City Limits</b> Y	<b>City Zoning</b> OTH	<b>County Zoning</b>
	<b>Zoning Description</b> RSF	

**Remarks** 5000+ SF Building on 2.63+/- Acres selling via Online Only ABSOLUTE Auction on Monday, November 18, 2024 -- Bidding begins closing out at 6:30 pm! This property is selling regardless of price! 5,000+ sf building, previously utilized as a church, now available for a variety of uses. Nestled on 2.63+/- acres of prime land near a college campus and conveniently located along a state highway, this property boasts excellent visibility and accessibility. The building features a fully finished basement, providing additional space for meetings, events, or storage. All contents currently within the building will remain, offering a unique advantage for potential buyers looking to repurpose the space. Whether you're considering a community center, business, or another venture, this property presents a versatile canvas ready for your vision. Open House: Tuesday, November 5th 6:15-6:45pm

**Agent Remarks** Online Auction: Mon. 11.18.24 6:30pm Open House: Tues. 11.5.24 6:15-6:45pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

<b>Sec</b>	<b>Lo</b>	<b>Township</b> Chester	<b>Lot Ac/SF/Dim</b> 2.6300 / 114,563 / 350x370	<b>Src</b>
<b>Year Built</b> 1976	<b>Age</b> 48	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Block, Vinyl
<b>Const Type</b> site built			<b>Total # Bldgs</b> 1	<b>Foundation</b> Finished, Full
<b>Bldg #1 Total Above Gd SqFt</b> 2,590			<b>Total Below Gd SqFt</b> 2,590	<b>Stories</b> 2.0
<b>Bldg #2 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>	<b>Story</b> 2
<b>Bldg #3 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>	<b>Story</b>
<b>Location</b>		<b>Fire Protection</b> City		<b>Finished Office SqFt</b> 0
<b>Bldg Height</b>		<b>Roof Material</b> Metal		<b>Finished Office SqFt</b>
<b>Interior Walls</b> Block, Drywall		<b>Ceiling Height</b> 9 feet		<b>Fire Doors</b> No
<b>Flooring</b> Carpet, Concrete		<b>Parking</b> Gravel, Lot, Private, Unpaved		<b>Int Height</b> 9 feet
<b>Road Access</b> State		<b>Equipment</b> No		<b>Column Spcg</b> n/a
<b>Currently Lsd</b> No		<b>Enterprise Zone</b> No		<b>Water</b> City

**SALE INCLUDES** Building, Land, Inventory  
**INTERNAL ROOMS** Kitchen, Office  
**SPECIAL FEATURES** 220 Volts, Basement, Office Space

<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 & Tim Pitts	<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> \$0.00	<b>Exemption</b> Other	<b>Assessed Value \$</b>
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2024	<b>Possession</b> after 12.15.24 or at closing if after
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Timothy Pitts - Cell: 317-714-0432	
<b>Agent ID</b> RB21001581	<b>Agent E-mail</b> tpitts5467@hotmail.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 10/22/2024	<b>Exp Date</b> 1/31/2025	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	<b>Allow AVM</b> Yes
<b>Virtual Tour</b>		<b>Show Comments</b> Yes
<b>Pending Date</b>	<b>Closing Date</b>	<b>Special Listing Cond.</b> None
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Type of Sale</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	<b>How Sold</b>

**Presented by:** Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238  
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# 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)**

General Information

Parcel Number 85-03-31-200-005.000-002
Local Parcel Number 0110221400

Tax ID:

Routing Number 2.6

Property Class 685 Exempt, Religious Organization

Year: 2024

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002) NORTH MANCHESTER TOWN
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8502245-002 ST RTE 114 THEATER
Section/Plat 31
Location Address (1) 1001 STATE RD 13 W NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model 8502245-002 - Exempt/Utility

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024
Review Group 2023

Ownership

CHURCH OF CHRIST OF N MANCH
1001 STATE RD 13
NORTH MANCHESTER, IN 46962

Legal

PT NE1/4 31-30-7 2.63AC



Transfer of Ownership

Date 01/01/1900 Owner CHURCH OF CHRIST
Doc ID Code Book/Page Adj Sale Price V/I
WD / I

Notes

8/12/2022 RP: Reassessment Packet 2023
9/15/2014 SPLI: SPLIT 1.37A RUPPEL W -028

Exempt

Valuation Records

Table with columns for Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 80' X 130', CI 80' X 130')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal/UT/Homesite, 91/92 Acres, Total/Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm/Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, and Total Value.



General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Theater
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	B: 1(214')	1: 1(214')
<b>Heating</b>	2590 sqft	2590 sqft
<b>A/C</b>	2590 sqft	2590 sqft
<b>Sprinkler</b>		

Plumbing RES/CI

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	2
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	0	0
<b>Total</b>	0	0	2

Roofing

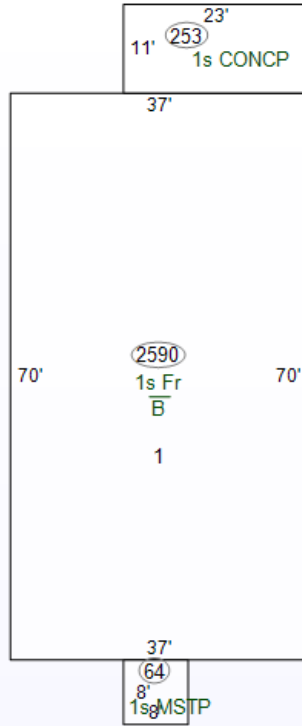
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Stoop, Masonry	64	\$2,100
Patio, Concrete	253	\$1,400



CHURCH OF CHRIST

Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENOFF	THEATRE
Use Area	2590 sqft	2590 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	214'	214'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	9'	10'
<b>Base Rate</b>	<b>\$85.58</b>	<b>\$131.22</b>
Frame Adj	(\$9.53)	(\$13.77)
Wall Height Adj	(\$1.89)	(\$13.10)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$74.16</b>	<b>\$104.35</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$74.16</b>	<b>\$104.35</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$74.16</b>	<b>\$104.35</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$192,074</b>	<b>\$270,267</b>

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

<b>Sub-Total (all floors)</b>	<b>\$462,341</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$472,241</b>
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$369,765</b>
Exterior Features	\$3,500		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: C/I Building C 01	1	Wood Fr	D+2	1976	1985	39 A		0.87		5,180 sqft	\$369,765	80%	\$73,950	0%	100%	1.000	1.000	0.00	0.00	100.00	\$74,000

*...Generation after Generation*



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