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**260-982-0238**

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

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# **REAL ESTATE AUCTION TERMS**

## **COMMERCIAL BUILDING IN PRIME LOCATION!**

This property will be offered via Online Only Auction on Tuesday, February 11, 2025 -- 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 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 \$2,000 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. *A 6% buyer's premium will be added to the winning invoice.* 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 14, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$351.48. 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: Tuesday, February 11, 2025**

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

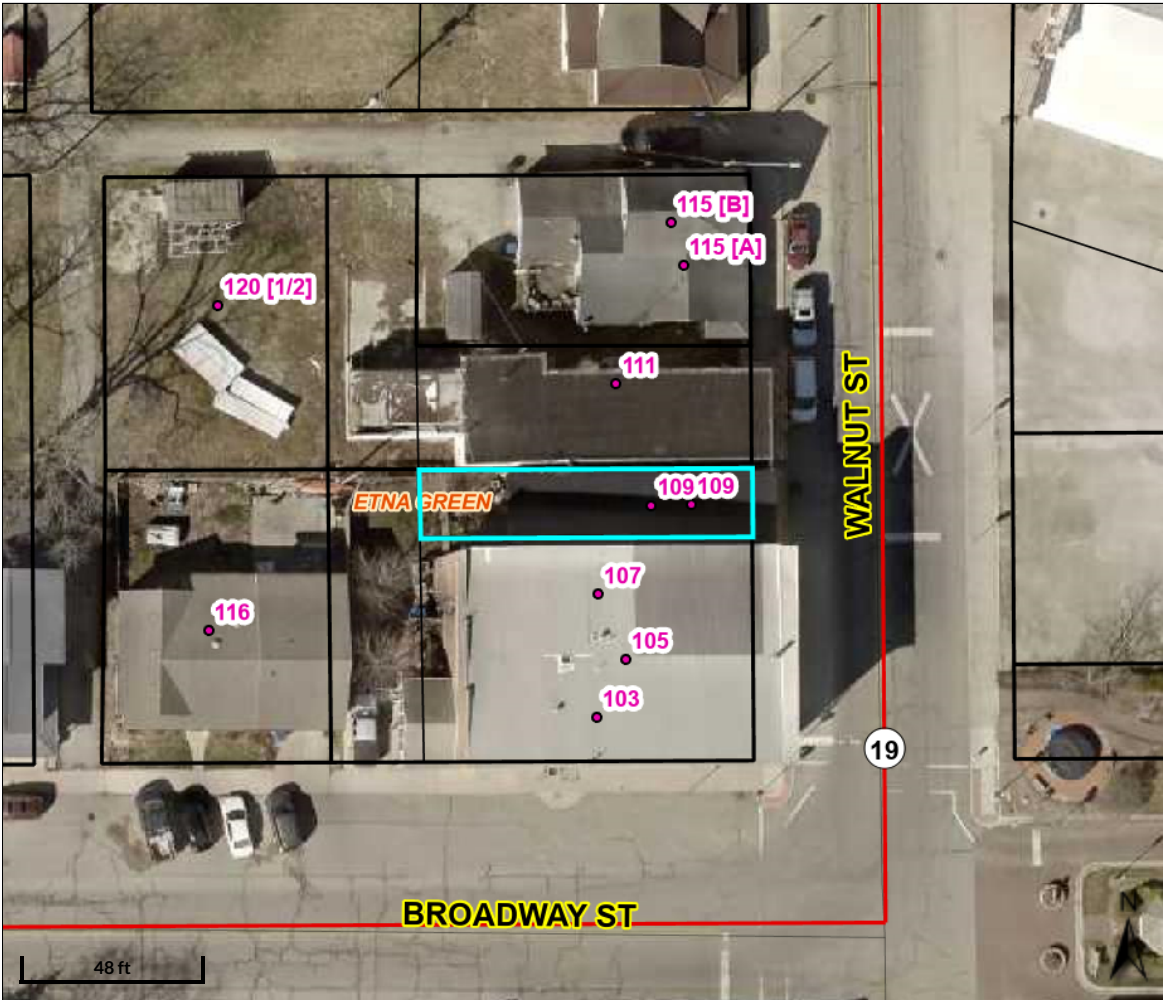
**109 N. Walnut St., Etna Green, IN 46524**

**Etna Township • Kosciusko County**

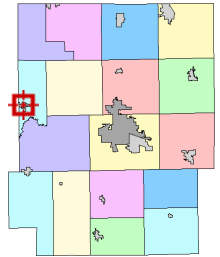
**Auction Manager: John Burnau 574.376.5340**

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





**Overview**




**Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

<b>Parcel ID</b>	012-059-094	<b>Alternate ID</b>	012-720001-74	<b>Owner Address</b>	Ryman Brian E & Ashlee L
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	COMMERCIAL SMALL RETAIL		1347 N 750 W
<b>Property Address</b>	109 N WALNUT ST	<b>Acreage</b>	n/a		Warsaw, IN 46580
	ETNA GREEN				
<b>District</b>	Etna Green				
<b>Brief Tax Description</b>	012-059-094				
	N 20' S 1/2 Lot 8 Blk 8 Etna Green				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/26/2024  
 Last Data Uploaded: 12/26/2024 3:08:24 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> 202500931	109 N Walnut Street	Etna Green	IN 46524	<b>Statu</b> Active <b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-05-27-300-206.000-004	<b>Type</b> Mixed Use	<b>Age</b> 10
	<b>Cross Street</b>	<b>REO</b> N	<b>Short Sale</b> No	
	<b>Legal Description</b> 12-59-94 N 20' S 1/2 LOT 8 BLK 8 ETNA GREEN	<b>Directions</b> In Etna Green, take Main to Broadway to Walnut. Property is on the west side of the street.		
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Commercial Building in a Prime Location selling via Online Only Auction on Tuesday, February 11, 2025 -- Bidding begins closing out at 6 pm! Fantastic opportunity with this 1348 sf commercial building ideally suited for a variety of business needs. The spacious large showroom provides ample space for displays, retail, or service-oriented ventures, ensuring your business can thrive. With two restrooms included, convenience for both staff and customers is a priority. Don't miss your chance to invest in this prime location that offers both functionality and potential for growth! Open House: Sunday, February 2nd 1:1-30pm

**Agent Remarks** Online Auction: Tues. 2.11.25 6pm Open House: Sun. 2.2.25 1-1:30pm A 6% buyer's premium will be added to the winning invoice. 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> Lo 8	<b>Township</b> Etna	<b>Lot Ac/SF/Dim</b> 0.0400 / 1,640 / 20X82	<b>Src</b>
<b>Year Built</b> 1920	<b>Age</b> 105	<b>Exterior</b> Brick, Metal	<b>Foundation</b> None
<b>Const Type</b> site built	<b>Total # Bldgs</b> 1	<b>Stories</b> 1.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 1,348	<b>Total Below Gd SqFt</b> 0	<b>Story</b> 1	<b>Finished Office SqFt</b> 0
<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> No	
<b>Bldg Height</b>	<b>Roof Material</b> Rolled, Rubber	<b>Int Height</b> 15'	
<b>Interior Walls</b> Block	<b>Ceiling Height</b> 15'	<b>Column Spcg</b> n/a	
<b>Flooring</b> Tile, Vinyl	<b>Parking</b> Public	<b>Water</b> City	
<b>Road Access</b> City	<b>Equipment</b> No	<b>Well Type</b>	
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Sewer</b> City	

**SALE INCLUDES** Building  
**SPECIAL FEATURES** 220 Volts

<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 & John Burnau	<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> \$351.48	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2024
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value \$</b>
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>Possession</b> at closing	
<b>Agent ID</b> RB14045939	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent E-mail</b> chad@metzgerauction.com		
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 1/10/2025	<b>Exp Date</b> 3/15/2025	<b>Publish to Internet</b> Yes
<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Special Listing Cond.</b> None
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	
<b>Virtual Tour</b>	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>How Sold</b>	<b>CDOM</b> 0	
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	
<b>Presented by:</b> Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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)**

43-05-27-300-206.000-004

RYMAN BRIAN E & ASHLEE L

109 N WALNUT ST

420, Small Detached Retail of Less Than

COMM ETNA GREEN - LOT 1/2

General Information

Parcel Number 43-05-27-300-206.000-004

Local Parcel Number 1272000174

Tax ID:

Routing Number 012-059-094

Property Class 420 Small Detached Retail of Less Than

Year: 2024

Location Information

County Kosciusko

Township ETNA

District 004 (Local 004) ETNA GREEN TOWN

School Corp 5495 TRITON

Neighborhood 1202060-004 COMM ETNA GREEN - LOTS

Section/Plat 27-33-4

Location Address (1) 109 N WALNUT ST ETNA GREEN, IN 46524

Zoning COMMERCIAL COMMERCIAL

Subdivision Etna Green

Lot 8

Market Model 13 SMALL TOWNS

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 13, 2024

Review Group 2023

Ownership

RYMAN BRIAN E & ASHLEE L 1490 N 800 W WARSAW, IN 46580

Legal

12-59-94 N 20' S 1/2 LOT 8 BLK 8 ETNA GREEN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/19/2020 to 04/20/1978.

Notes

4/3/2014 2014: 2014 OBSOL 10/24/2008 COMM: PATRIOT GUNSMITHING & BLUING

Commercial

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$4,700), Improvement (\$17,900), Total (\$22,600).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 83' X 132', CI 83' X 132')

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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.04), Actual Frontage (20), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$4,700), Total Value (\$4,700).

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<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>	1: 1(171'),2(13')
<b>Heating</b>	1348 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	0	5	5
<b>Total</b>	0	0	5	5

**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**

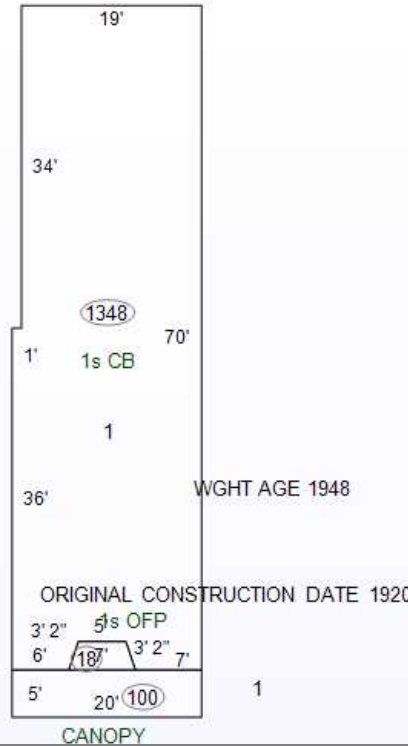
Description	Area	Value
Porch, Open Frame	18	\$2,700

**Special Features**

Description	Value
Can, CT 100sqft	\$2,810

**Other Plumbing**

Description	Value



**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	APART	GENRET
Use Area	646 sqft	702 sqft
Area Not in Use	0 sqft	0 sqft
Use %	47.9%	52.1%
Eff Perimeter	184'	184'
PAR	14	14
# of Units / AC	0 / N	0
Avg Unit sz dpth		-1
Floor	1	1
Wall Height	15'	15'
<b>Base Rate</b>	<b>\$129.66</b>	<b>\$154.64</b>
Frame Adj	(\$8.11)	(\$10.99)
Wall Height Adj	\$15.28	\$2.41
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$136.82</b>	<b>\$146.06</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$136.82</b>	<b>\$146.06</b>
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	(\$5.00)
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>\$136.82</b>	<b>\$141.06</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$88,389</b>	<b>\$99,027</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$187,416</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$200,926</b>
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$2,810	<b>Repl. Cost New</b>	<b>\$157,124</b>
Exterior Features	\$2,700		

**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	1	Concrete	D+1	1920	1948	76	F		0.92		1,348 sqft	\$157,124	80%	\$31,420	50%	100%	1.000	1.140	0.00	50.00	50.00	\$17,900



*...Generation after Generation*



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