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**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!**



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

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# REAL ESTATE AUCTION TERMS

## **INVESTMENT OPPORTUNITY! TURNKEY RESTAURANT/BAR WITH UPSTAIRS APARTMENT!**

This property will be offered via Online Only Auction on Thursday, February 27, 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. This property is zoned VC. 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 10% 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 3% 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 28, 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 \$4539.30. 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: Thursday, February 27, 2025**  
**Bidding begins closing out at 6 pm!**  
**704 N. Huntington St., Syracuse, IN 46567**  
**Turkey Creek Township • Kosciusko County**

**Auction Manager: Tim Pitts 317.714.0432**  
**[www.BidMetzger.com](http://www.BidMetzger.com)**

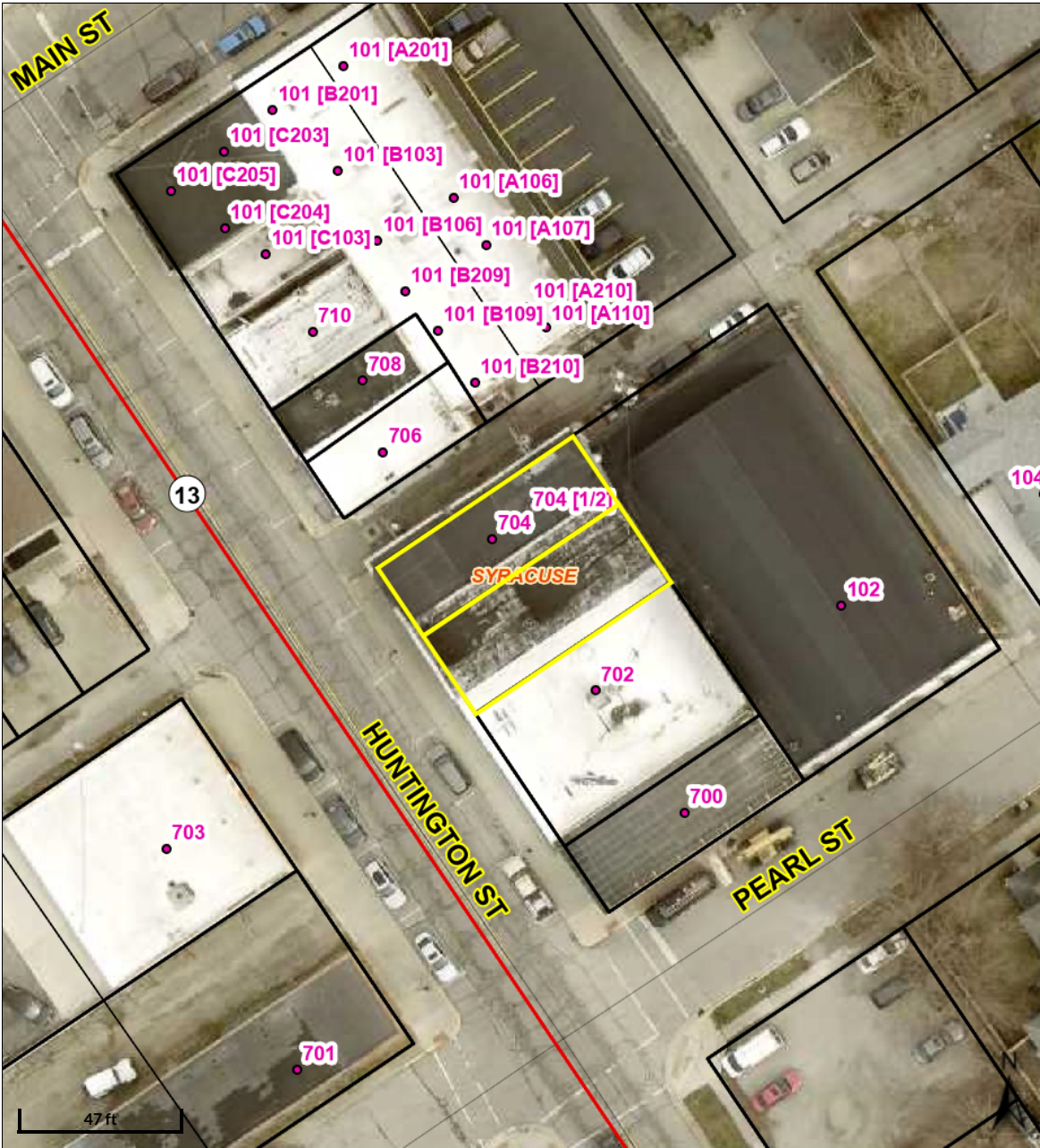


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

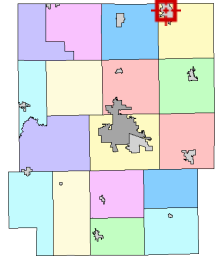
★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

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Overview




Legend

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

Date created: 12/19/2024  
 Last Data Uploaded: 12/19/2024 6:30:27 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL



<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS</b> 202502154	704 N Huntington Street	Syracuse	IN 46567	<b>Statu</b> Active
<b>LP</b> \$0	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-04-06-200-284.000-026	<b>Type</b> Restaurant/Bar	
	<b>Cross Street</b>	<b>Age</b> 15		
	<b>REO</b> N	<b>Short Sale</b> No		
	<b>Legal Description</b> 8-24-59 N END 22' LOT 54 SYRACUSE & 008-024-058 Mdl 24' Lot 54 Syracuse			
	<b>Directions</b> On the west side of Syracuse Lake. Take Hwy 13 into Syracuse. Property is on the northeast side of 13 (Huntington			
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b> commercial

**Remarks** Turnkey Restaurant/Bar with Upstairs Apartment selling via Online Only Auction on Thursday, February 27, 2025 -- Bidding begins closing out at 6 pm! Great Investment Opportunity! Exceptional opportunity with this turn-key restaurant and bar, perfectly positioned for immediate operation. This vibrant establishment not only offers a thriving business but also includes a convenient upstairs apartment featuring 1 bedroom and 1 bathroom which includes a washer & dryer. Currently, it generates a steady income of \$700 per month, with utilities included, providing a great return on investment. Recent upgrades include a new air conditioning system and a newer furnace, ensuring comfort and efficiency year-round. All equipment, furniture, alcohol, etc. is included with the purchase of the property. This property is a fantastic investment for anyone looking to enter the hospitality industry while enjoying the benefits of additional residential income. Don't miss out on this unique opportunity!

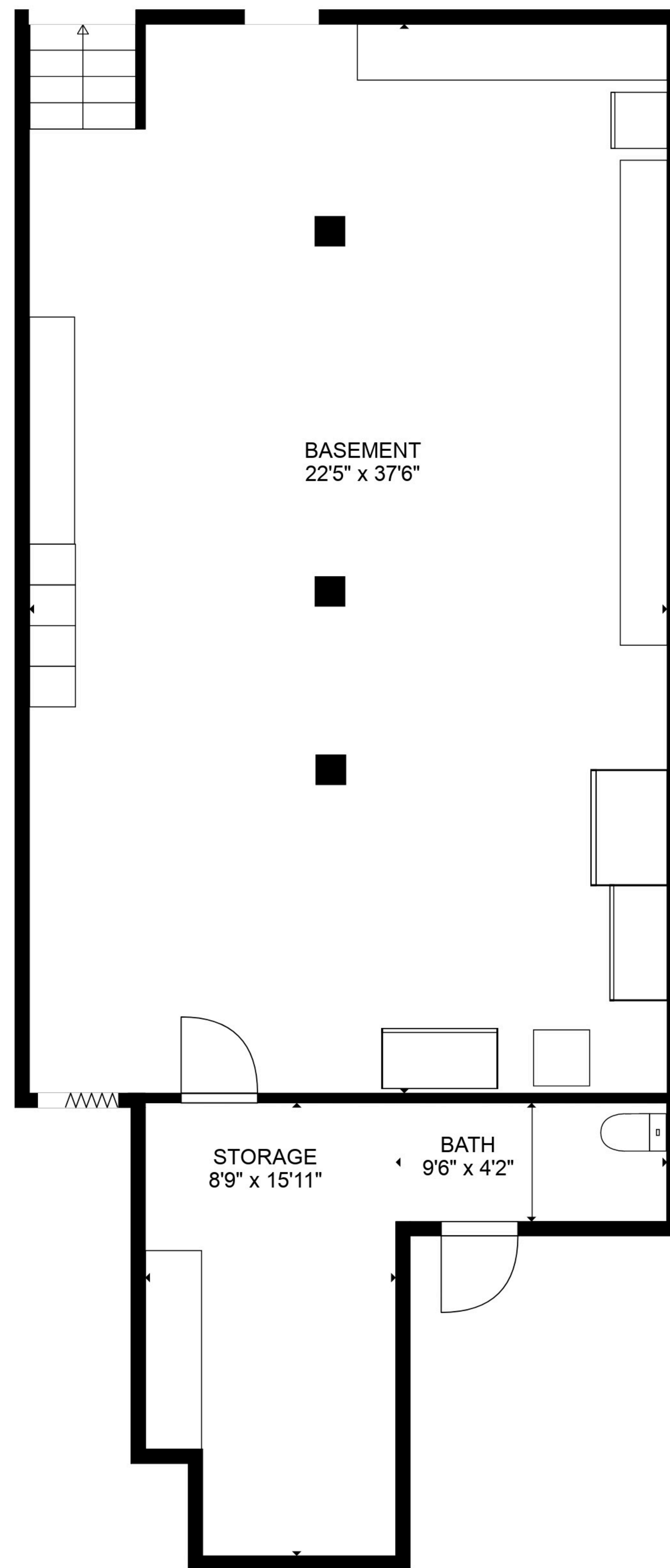
**Agent Remarks** Online Auction: Thurs. 2.27.25 6 pm A 3% buyer's premium will be added to the winning invoice. Financials available upon request. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding website. The seller has the right to accept offers prior to closing.

<b>Sec</b> 54	<b>Township</b> Turkey Creek	<b>Lot Ac/SF/Dim</b> 0.0700 / 3,049 / 50X66	<b>Src</b>
<b>Year Built</b> 1870	<b>Age</b> 155	<b>Exterior</b> Block	<b>Foundation</b> Full Basement
<b>Const Type</b> site built	<b>Years Established</b>	<b>Stories</b> 2.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 6,268	<b>Total # Bldgs</b> 2	<b>Story</b> 2	<b>Finished Office SqFt</b> 0
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b> 2,794	<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> Rubber	<b>Int Height</b> 10'	
<b>Interior Walls</b> Block, Drywall	<b>Ceiling Height</b> 10'	<b>Column Spcg</b> n/a	
<b>Flooring</b> Laminate, Wood	<b>Parking</b> Off-Street, Street	<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, Forced Air	
		<b>Heating</b>	
		<b>Cooling</b> Central Air	
		<b>Burglar Alarm</b> No	
		<b>Channel Frtg</b>	
		<b>Water Frtg</b>	

**SALE INCLUDES** Building, Business, Furniture, Land, Inventory, License Included  
**INTERNAL ROOMS** Kitchen  
**SPECIAL FEATURES** 220 Volts, Alley, Refrigeration/Freezer  
**PROPERTY USE** Bus. Included w/Property

<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> \$4,539.3	<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> RB21001581	<b>Agent E-mail</b> tpitts5467@hotmail.com	<b>List Agent</b> Timothy Pitts - Cell: 317-714-0432
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 1/23/2025	<b>Exp Date</b> 4/30/2025	<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>Allow AVM</b> Yes
		<b>Show Comments</b> Yes
		<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>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>CDOM</b> 0
<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.

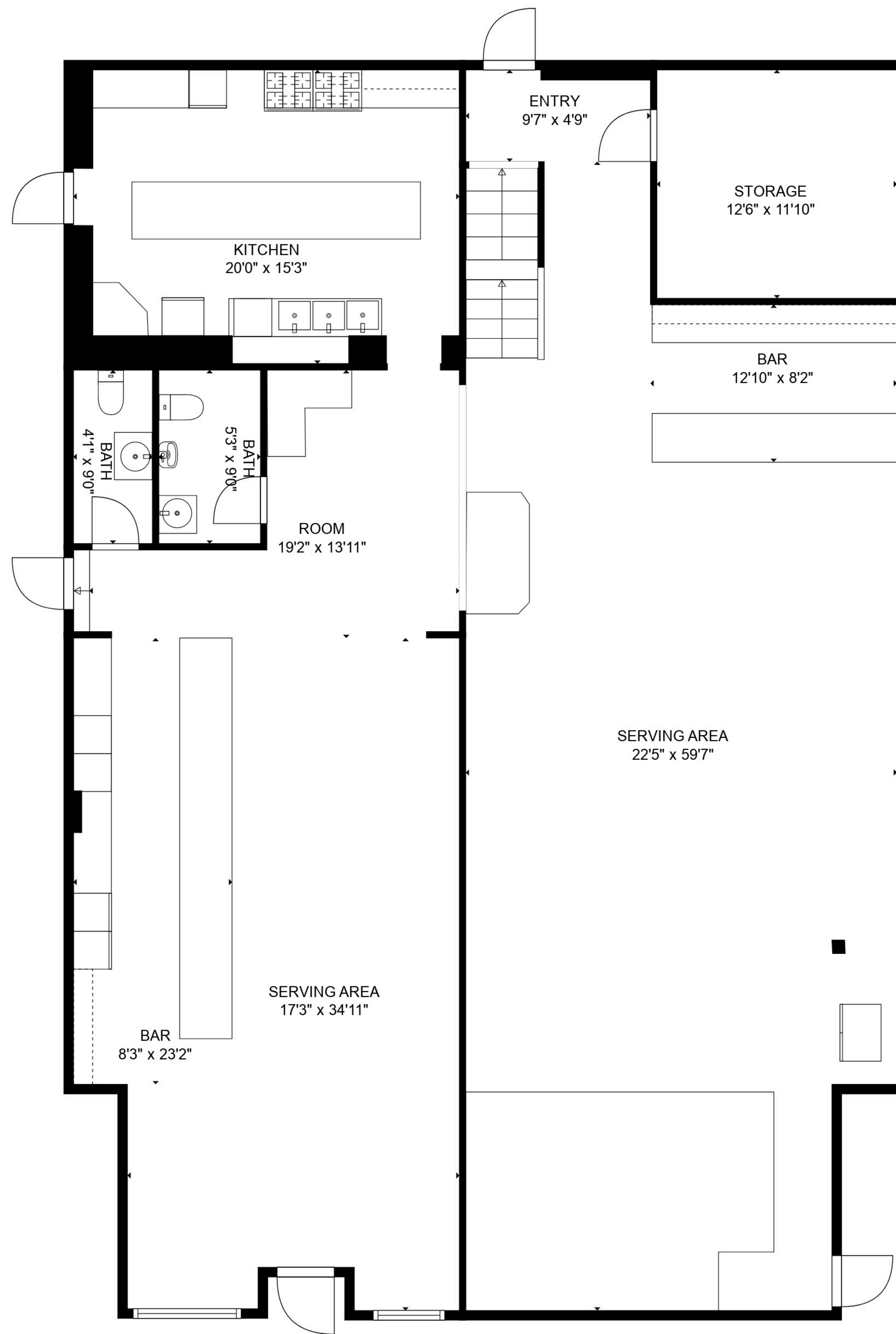


**TOTAL: 3367 sq. ft**

BELOW GROUND: 847 sq. ft, FLOOR 2: 2520 sq. ft  
EXCLUDED AREAS: BATH: 40 sq. ft, STORAGE: 280 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

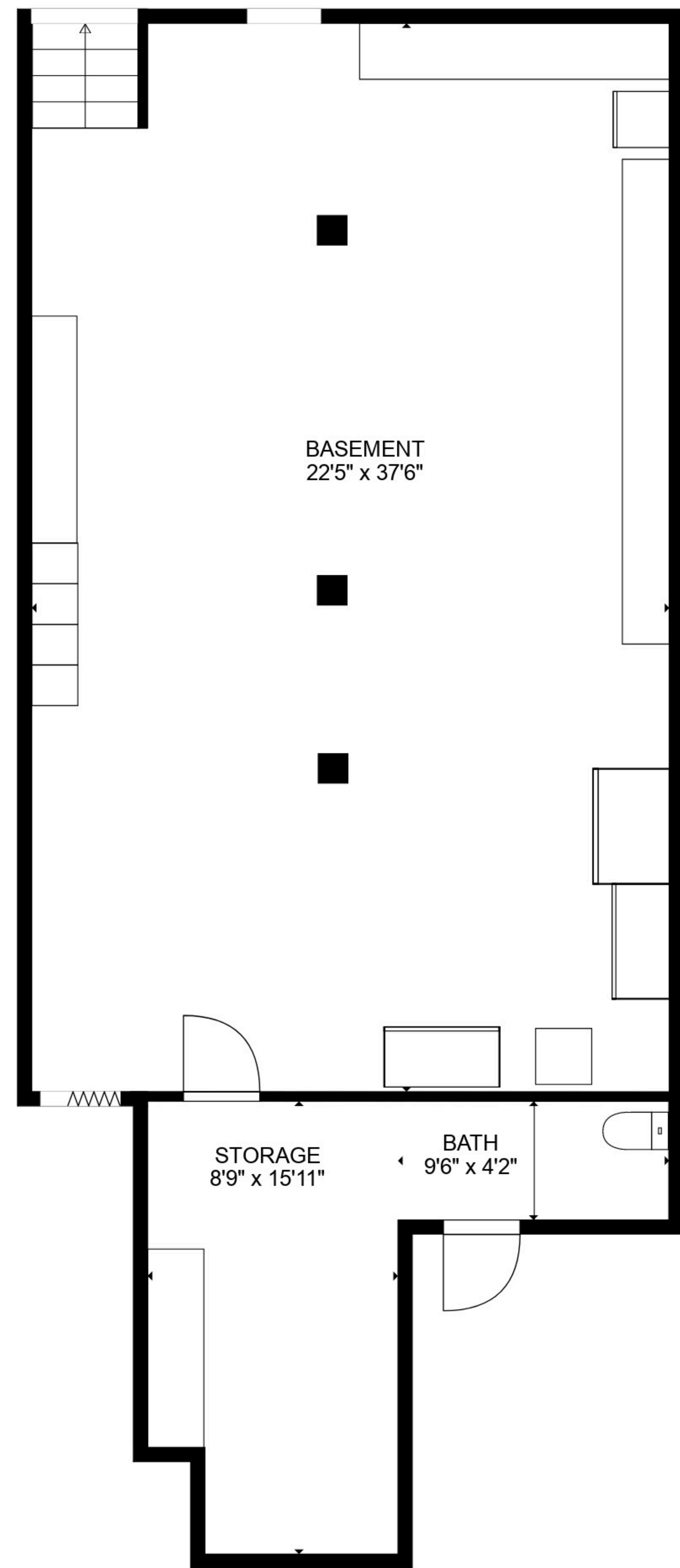




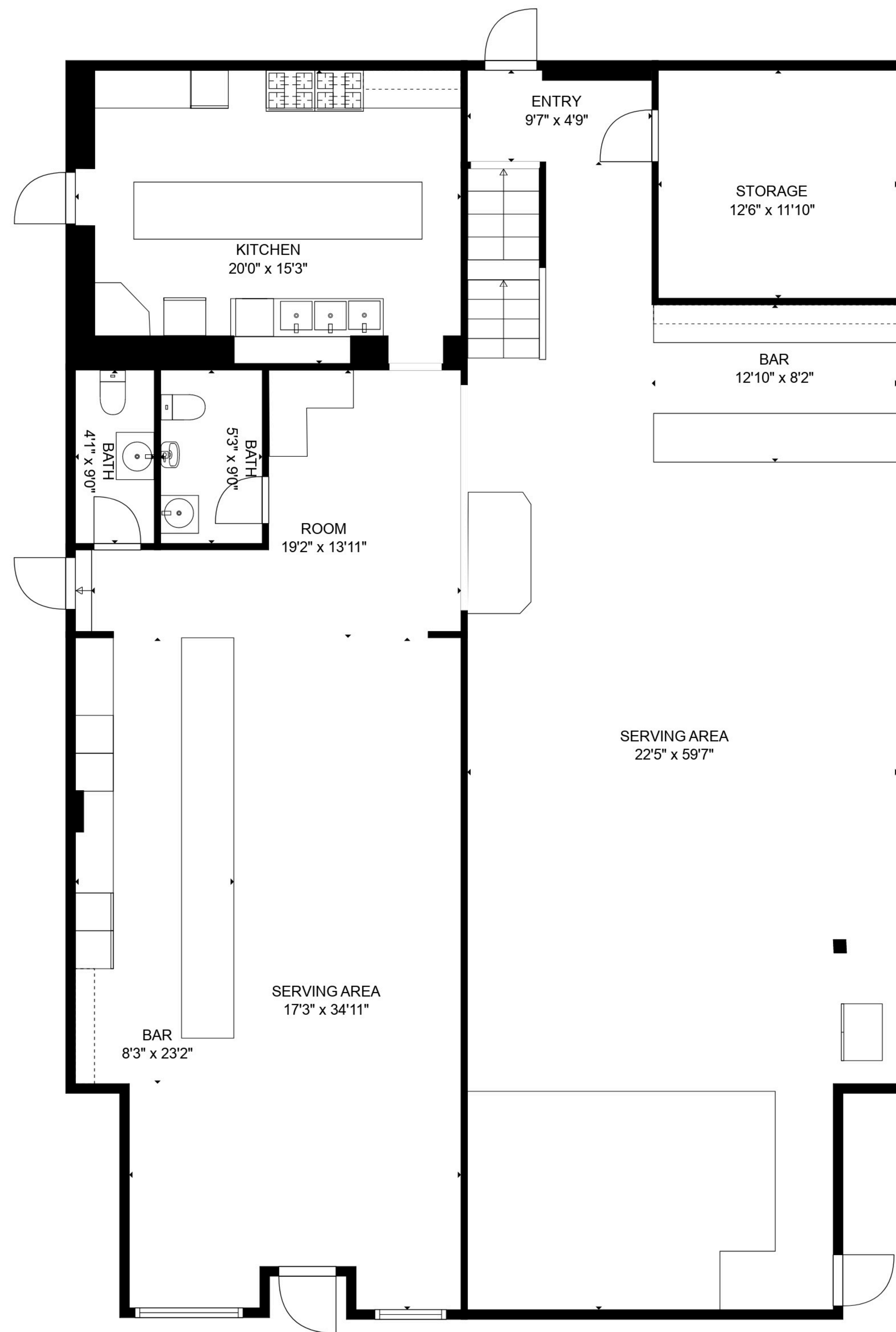
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FLOOR 1



FLOOR 2

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# 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)**



*...Generation after Generation*



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