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1344 S. St. Rd. 109  
Wolf Lake, IN

# Historic Luckey Museum Auction

Saturday,

**Oct. 3**  
10 am

- Real Estate
- Collection of Rare Medical Antiques
- Antiques • Household
- Furniture • Glassware



*Landmark Building  
with Income Producing  
Apartments*

Open House:

**Sept. 24**  
5:30-6 PM



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

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**MetzgerAuction.com**

Listings as of 09/15/2020

**Property Type** COMMERCIAL      **Status** Active      **CDOM** 2      **DOM** 2      **Auction** Yes

**MLS #** 202037074      1344 S State Road 109      Wolf Lake      IN 46796      **Status** Active      **LP** \$0



**Area** Noble County      **Parcel ID** 57-19-09-400-113.000-009      **Type** Other/Unknown  
**Cross Street**  
**REO** N      **Short Sale** No      **Age** 90  
**Legal Description** Wolf Lake Lot 44 Ex Ne Triangle Piece & 4.5' Vac Wayne St (400-385) Wolf Lake Se1/2 Lot 51 (400-124)  
**Directions** Head North on State Road 109, property is on southwest corner of SR 109 and US 33.  
**Inside City Limits** Y      **City Zoning** C1      **County Zoning**      **Zoning Description**

**Remarks** The Historic Luckey Museum is going to Auction on Saturday, October 3, 2020 at 10:00 am! Unique Opportunity to own a Landmark Building with Income Producing Apartments! This building features 4 Apartments between the 2nd and 3rd Floor. The 3rd Floor Apartment has 3 Bedrooms and a Sunroom to enjoy the views! The Main Floor has 7 rooms, Kitchen, Laundry Room and 2 Half Baths. There is plenty of Storage in the Full Basement as well as a Kitchen and Dining Room for entertaining! Keep this building utilized as Apartments or use it to accommodate your business! Come see for yourself, Open House on Thursday, September 24, 2020 5:30-6pm.

**Agent Remarks** AUCTION: 10.3.2020, 10 am, at the property. OPEN HOUSE: September 24, 2020 - 5:30-6pm. TERMS: \$1,000.00 down the day of auction w/ the balance at closing. Taxes & Rents prorated. No Survey unless required for clear title. 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 receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to

Sec	Lot 44	Township	Noble	Zoning	Lot Ac/SF/Dim	0.3060 / 13,329 / 204 x 66	Src	N
<b>Year Built</b>	1930	<b>Age</b> 90	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Brick	<b>Foundation</b> Partially Finished		
<b>Const Type</b>	Brick			<b>Total # Bldgs</b> 1	<b>Stories</b> 3.0	<b>Total Restrooms</b> 6		
<b>Bldg #1 Total Above Gd SqFt</b>			6,080	<b>Total Below Gd SqFt</b> 2,400	<b>Story</b> 3	<b>Finished Office SqFt</b> 8,480		
<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> Township		<b>Fire Doors</b> No		
<b>Bldg Height</b>				<b>Roof Material</b> Flat		<b>Int Height</b> 9 feet		
<b>Interior Walls</b> Concrete, Drywall				<b>Ceiling Height</b> 9 feet		<b>Column Spcg</b> unknown		
<b>Flooring</b> Concrete, Other				<b>Parking</b> Lot, Paved		<b>Water</b> Well		
<b>Road Access</b> City				<b>Equipment</b> No		<b>Sewer</b> Public		
<b>Currently Lsd</b> Yes				<b>Enterprise Zone</b> No		<b>Fuel / Heating</b> Propane		
<b>SALE INCLUDES</b> Building						<b>Cooling</b> None		
<b>INTERNAL ROOMS</b> Kitchen, Office, Showroom, Storage, Other						<b>Burglar Alarm</b> No		
<b>SPECIAL FEATURES</b> Passenger Elevator, Basement, Office Space						<b>Channel Frtg</b>		
<b>PROPERTY USE</b> Investment Property, Vacant-Best for Owner/Usr						<b>Water Frtg</b>		

Water Access		Water Name		Lake Type	
<b>Water Features</b>					
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015			
<b>Occupancy Comm</b> Tenant Occupied	<b>Owner Name</b>				
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None			
<b>Annual Taxes</b> \$762.52	<b>Exemption</b> Other	<b>Year Taxes Payable</b> 2020	<b>Assessed Value \$</b>		
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> At Closing				
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050				
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com				
<b>Co-List Office</b>	<b>Co-List Agent</b>				
<b>Showing Instr</b> 24 hour notice required! Showing time or Open House on September 24, 5:30-6pm.					
<b>List Date</b> 9/13/2020	<b>Exp Date</b> 12/31/2020	<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>BBC</b> 2.0%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	
<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> 2	
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Selling Agent</b>		
	Presented by: Tiffany Reimer	/ Metzger Property Services, LLC			

Information is deemed reliable but not guaranteed.

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# Current Rental Agreements

1344 S. State Road 109, Wolf Lake, IN 46796

All apartments are on a month to month rental agreement. Laundry Room on the Main Level.

## Apartment 1 (2<sup>nd</sup> Floor)

- Renter pays \$500/month
- Efficiency/Studio layout with Full Bath

## Apartment 2 (2<sup>nd</sup> Floor)

- Renter pays \$550/month
- 1 Bedroom, 1 Full Bath

## Apartment 3 (2<sup>nd</sup> Floor)

- Renter pays \$650/month
- 2 Bedrooms, 1 Full Bath

## Apartment 4 (3<sup>rd</sup> Floor)

- Renter pays \$700/month
- 3 Bedrooms, 1 Full Bath, Sunroom

**Open House: September 24, 2020 – 5:30-6pm**

**Auction: Saturday, October 3 at 10 am!**



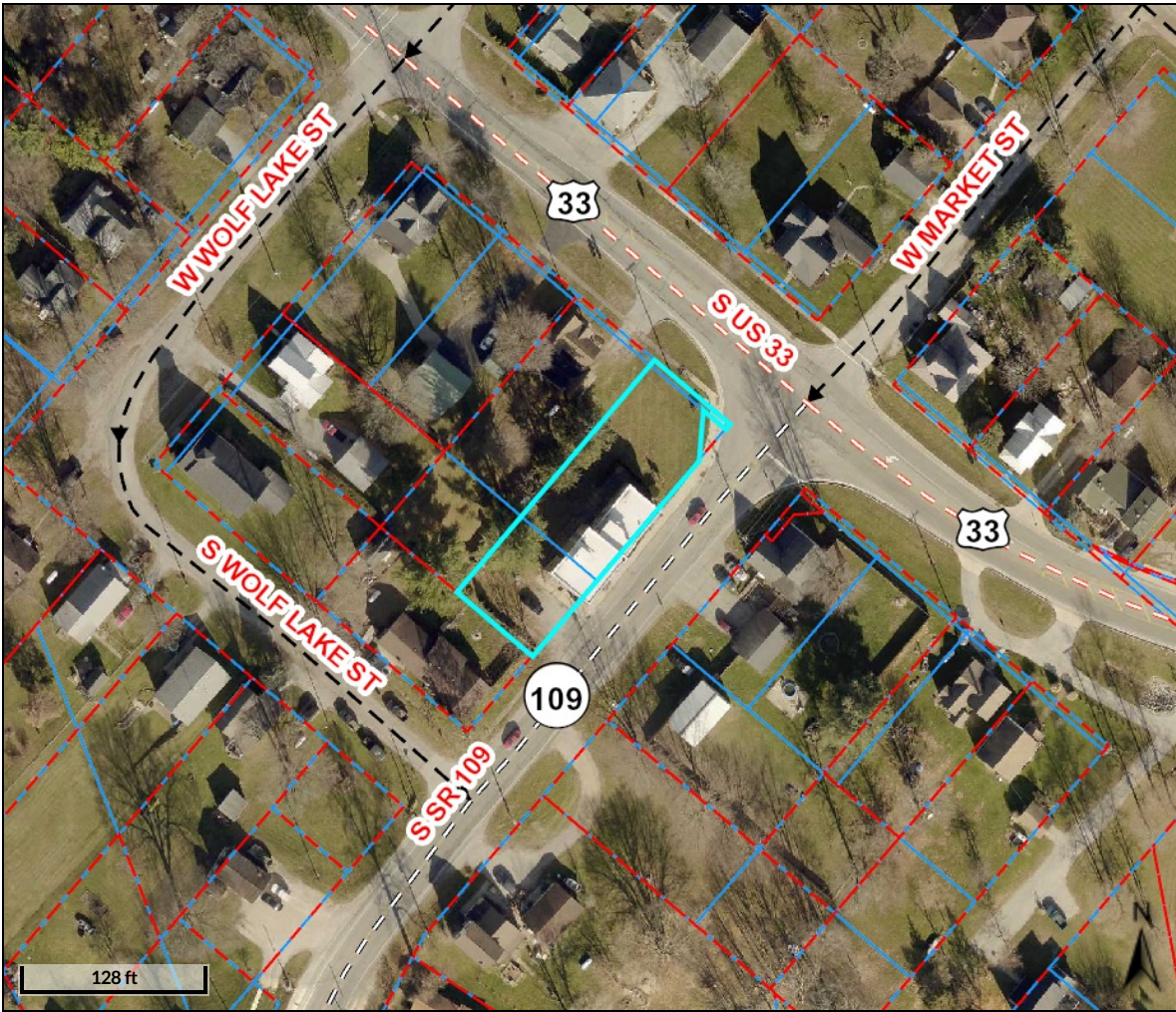
**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

260-982-0238

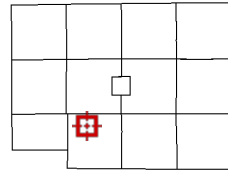
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**Overview**



**Legend**

- Street Centerlines**
  - - - US STATE
  - - - STATE
  - - - COUNTY
  - - - COUNTY NONMAINTAINED
  - - - MUNICIPAL
  - - - ADJACENT COUNTY ROADS
- Hwy Shields**
  - 33
  - 109
- Land Hooks**
- Parcel Numbers (Assessor)**
- Parcels (Assessor)**
- Parcels (Surveyor)**
- Railroads**
- Corporate Limits**
- Township Boundaries**

<b>Parcel ID</b>	57-19-09-400-113.000-009	<b>Alternate ID</b>	019-101552-00	<b>Owner Address</b>	Lucky Manor LLC % Adams Mary E 5635 W 100 S Kimmell, IN 46760
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	OTHER EXEMPT PROPERTY OWNED BY AN ORG THAT IS GRANTED AN EXEMPTION		
<b>Property Address</b>	1344 S ST RD 109 WOLFLAKE	<b>Acreage</b>	0.400		
<b>District</b>	57009 Noble Twp				
<b>Brief Tax Description</b>	Wolf Lake Lot 44 Ex Ne Triangle Piece & 4.5' Vac Wayne St (400-385) Wolf Lake Se 1/2 Lot 51 (400-124) <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/27/2020  
Last Data Uploaded: 8/26/2020 9:48:49 PM

57-19-09-400-113.000-009

LUCKEY MANOR LLC

1344 S ST RD 109

699, Exempt, Other

Noble Twp Wolf Lake Com 1/2

General Information

Parcel Number 57-19-09-400-113.000-009
Local Parcel Number 19-101552-00
Tax ID: 19-101552-00
Routing Number - - - - -

Ownership

LUCKEY MANOR LLC
% ADAMS MARY E
5635 W 100 S
KIMMELL, IN 46760

Transfer of Ownership

Date 05/21/2001 Owner LUCKEY MANOR LLC Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/8/2017 : 17-18 PER TRENDING PUT IN A MARKET MODEL - 4-4-2017 MBL - CORRECTED BLDG DRAWING
7/15/2015 : 15-16---ADDED FOR VAC WAYNE ST PER AUD OFF CORR OV-ALL ACREAGE
7/6/2011 : 11-12 X-SOFT FIXED THE -1 UNIT ERROR
9/30/2010 : SPLIT OFF TRI PCE TO 09-300-345 FOR 11 P 12
5/5/2010 : RECK 11 FOR CHANGES IN USAGE OF BLDG I.E. MUSEUM,APTS AND STORAGE AREAS AND FOR NOT FOR PROFIT FILING ON MUSEUM AREA

Property Class 699 Exempt, Other

Legal

WOLF LAKE LOT 44 EX NE TRI PCE
4.5' VAC WAYNE ST
WOLF LAKE SE 1/2 LOT 51



Exempt

Year: 2020

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

County Noble
Township NOBLE TOWNSHIP
District 009 (Local 019) NOBLE TOWNSHIP
School Corp 6055 CENTRAL NOBLE COMMUNITY
Neighborhood 0940200 Noble Twp Wolf Lake Commercial
Section/Plat
Location Address (1) 1344 S ST RD 109 WOLFLAKE, IN 46796

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 11 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Zoning

Subdivision

Lot

Market Model 0940200 WOLF LAKE COMMERCIAL

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 14, 2020

Review Group 2016

Data Source Aerial

Collector 12/06/2016 MBL

Appraiser

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Table with 2 columns: Field (Occupancy, Description, Story Height, Type, Wall Type, Heating, A/C, Sprinkler) and Value (C/I Building, Apartment, Wood Joist, Finished Divided, 6, etc.)

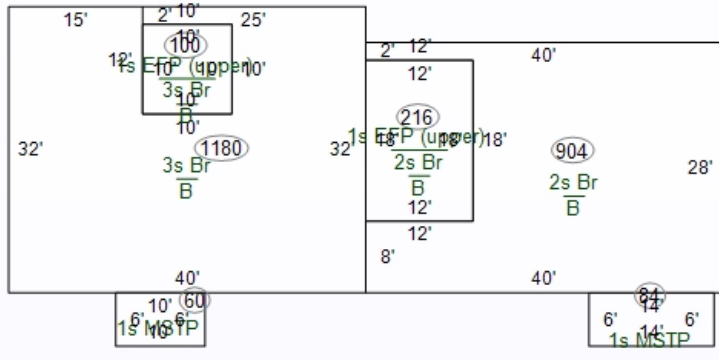
Table with 2 columns: Plumbing RES/CI (Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total) and Roofing (Built Up, Tile, Metal, Wood, Asphalt, Slate, Other)

Table with 2 columns: GCK Adjustments (Low Prof, Ext Sheat, Insulation, SteelGP, AluSR, Int Liner, HGSR, PPS, Sand Pnl)

Table with 3 columns: Exterior Features (Description, Area, Value) including Stoop, Masonry, Porch, Enclosed Frame

Special Features and Other Plumbing

Table with 4 columns: Description, Value, Description, Value for Special Features and Other Plumbing



Building Computations

Table with 4 columns: Sub-Total (all floors), Building Computations (Garages, Fireplaces, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features), Sub-Total (building), and Repl. Cost New

Floor/Use Computations

Table with 5 columns: Pricing Key, Use, Area, Use %, Eff Perimeter, PAR, # of Units / AC, Avg Unit sz|dpth, Floor, Wall Height, Base Rate, Frame Adj, Wall Height Adj, Dock Floor, Roof Deck, Adj Base Rate, BPA Factor, Sub Total (rate), Interior Finish, Partitions, Heating, A/C, Sprinkler, Lighting, Unit Finish/SR, GCK Adj, S.F. Price, Sub-Total, Unit Cost, Elevated Floor, Total (Use)

Summary of Improvements

Table with 20 columns: Description, Res Eligibl, Story Height, Construction, 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, Improv Value







# Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 3, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, \_\_\_\_\_, on **Wolf Lake Lot 44 Ex Ne Triangle Piece & 4.5' Vac Wayne St (400-385) Wolf Lake Se1/2 Lot 51 (400-124), more commonly known as 1344 S. State Road 109, Wolflake, IN 46796.**

**Potential Buyer/Client's Name:** \_\_\_\_\_

**In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction.** In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **2.0%** of the selling/exchange price or option selling price.

**LISTING BROKER:**

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger  
ACCEPTED BY: MANAGING BROKER

Chad Metzger  
LISTING BROKER

101 S. River Road  
ADDRESS

North Manchester, IN 46962  
CITY, STATE, ZIP

260-982-0238  
PHONE

chad@metzgerauction.com  
EMAIL ADDRESS

**SELLING BROKER:**

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL ADDRESS

*This is a legally binding contract, if not understood seek legal advice.*

*...Generation after Generation*



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