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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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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

This property will be offered via Absolute ONLINE Only Auction on Tuesday, May 18, 2021 – Bidding begins closing out at 6:00 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 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 18, 2021. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 19' due in 20' were approximately \$987.00. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

ONLINE ONLY Absolute Auction: Tuesday, May 18, 2021
Bidding starts closing out at 6:00 pm!
Selling Regardless of Price!

Property Location: 221 E. Washington St., Huntington, IN 46750
Huntington Township • Huntington County

<https://metzger.auctioneersoftware.com/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Property Type COMMERCIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202114313	221 E Washington Street	Huntington	IN 46750	Status Active
Area Huntington County	Parcel ID 35-05-15-100-414.000-005	Type Mixed Use		
Cross Street	Age 80			
REO N	Short Sale No			
Legal Description 014-04140-00 Orig Plat 45 X 119.4 Ft Lot 44				
Directions From Hwy 224, head North East on Washington Street. Property will be on the South East side of the road.				
Inside City Limits Y	City Zoning B1	County Zoning	Zoning Description	



Remarks Commercial Building selling via ABSOLUTE ONLINE Only Auction on Tuesday, May 18, 2021 - Bidding begins closing at 6:00 PM! Absolute means this property will sell regardless of price! This property features a 2 story Commercial Building with 7,392 SF! There is a Showroom with Large Display Windows & a Garage Space in the rear with an Overhead Door to help making loading supplies easy! Great building to transform to your liking! Open House: Tuesday, May 11th 5:30-6pm

Agent Remarks Absolute Online Auction: Tues. 5.18.21 6pm Open House: Tues. 5.11.21 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. Possession at Closing. Taxes 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

Sec Lot 44	Township Huntington	Zoning	Lot Ac/SF/Dim 0.1219 / 5,310 / 120 x 45	Src N
Year Built 1941	Age 80	New No	Years Established	Exterior Brick
Const Type Site Built, Brick	Total # Bldgs 1	Stories 2.0	Foundation None	Total Restrooms 1
Bldg #1 Total Above Gd SqFt 7,392	Total Below Gd SqFt 0	Story 2	Finished Office SqFt	1,200
Bldg #2 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt	
Location	Fire Protection City	Fire Doors No		
Bldg Height	Roof Material Flat	Int Height 12		
Interior Walls Other	Ceiling Height 12	Column Spcg n/a		
Flooring Concrete, Other	Parking Street	Water City		
Road Access City	Equipment No	Sewer City		
Currently Lsd No	Enterprise Zone No	Fuel / Heating None		

SALE INCLUDES Building

SPECIAL FEATURES Overhead Door 1, Display Window(s)

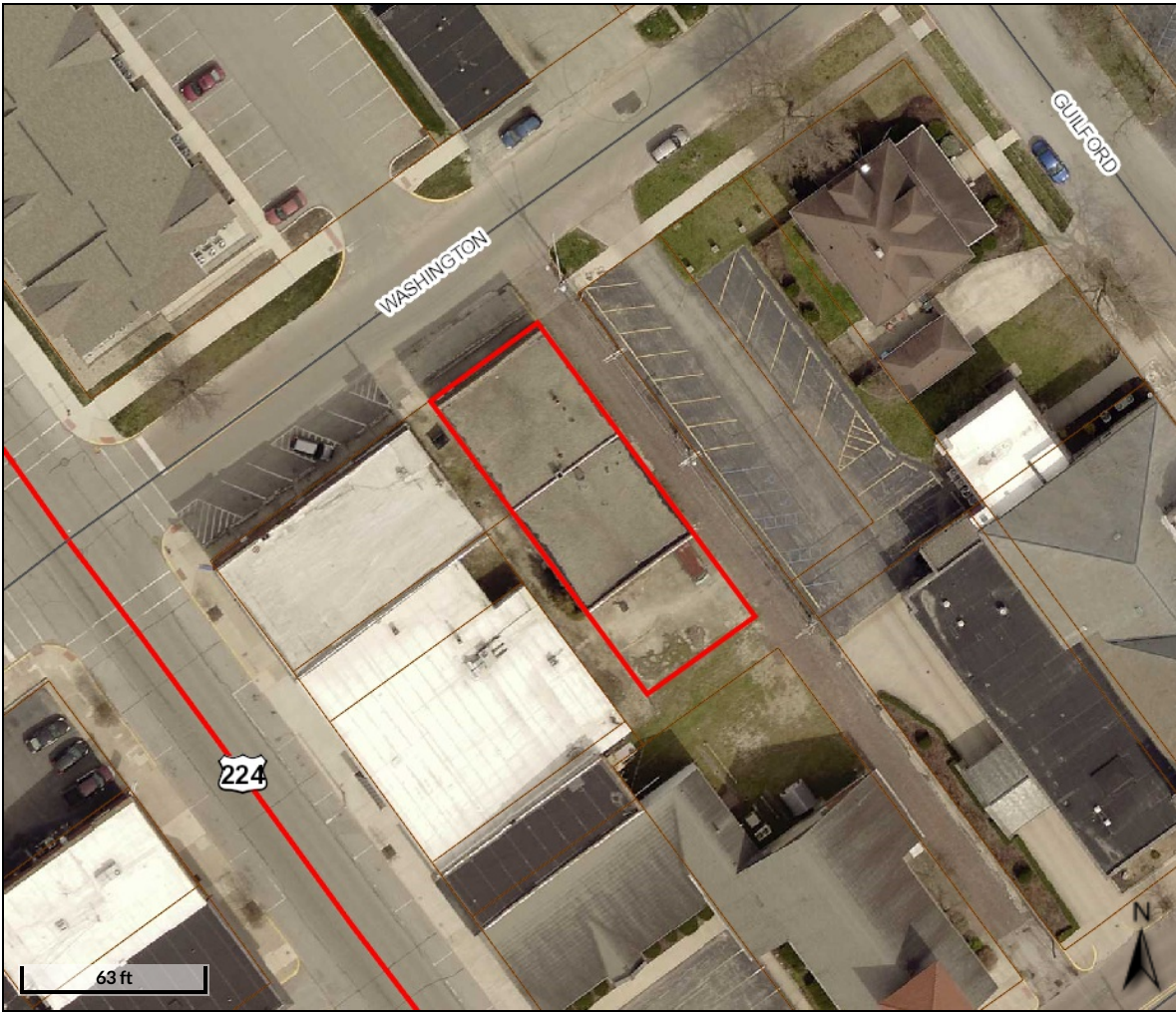
Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Occupancy Comm	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$987.00	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No	Possession At Closing	
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050	
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	
Co-List Office	Co-List Agent	
Showing Instr Showing time or Open House		
List Date 4/26/2021	Exp Date 7/31/2021	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Virtual Tour	BBC 2.0%	Variable Rate No
Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	How Sold
Sell Off	Sell Agent	Co-Selling Agent

Presented by: Chad Metzger / Metzger Property Services, LLC

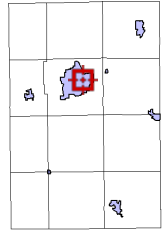
Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID	35-05-15-100-414.000-005	Alternate ID	350515100414000005	Owner Address	Jones, Ann C & William J & David A Meier Each With 1/3 Interest 164 S Shore #202 Dr Hilton Head Island, SC 29928
Sec/Twp/Rng	15-28N-9E	Class	Other retail structures		
Property Address	221 E WASHINGTON St HUNTINGTON	Acreage	n/a		
District	HTGN. CORP. R E				
Brief Tax Description	014-04140-00 Orig Plat 45 X 119.4 Ft Lot 44 <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/22/2021
Last Data Uploaded: 3/19/2021 10:12:58 PM

Developed by 

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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