

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

ONLINE AUCTION TERMS

Unique Investment Opportunity Selling via Online Auction on Thurs., August 20th - Bidding begins closing at 6 pm!

Tract 1: Commercial Real Estate with a Full service Bar & Grill in Marion, IN – Buy both the property & business

Tract 2: Business Only Investment, No Real Estate is Included – Prime Location in Anderson, IN

Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their 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 Seller and the Buyer.

A 3% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down will be due within 24 hours 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

For Tract 1 in Marion, IN: the Sellers will provide a Corporate Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 25, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$4,578.00. 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 on the bidding website.

Online Auction: Thursday, August 20, 2026 • Bidding begins closing out at 6 pm

**Open Houses to See Both Properties are on the Same Night, Monday August 10th
Anderson: 5:30-6 pm & Marion, 7-7:30 pm**

www.BidMetzger.com



Real Estate, Bar, Restaurant & Entertainment — All in One!

Turn-key Commercial Opportunity!

515 North Washington Street, Marion, IN 46952

Tract 1: Exceptional opportunity to purchase commercial real estate with a fully operational bar and restaurant complete with a valuable 3-Way Liquor License and all essential equipment needed to continue business operations immediately! Operating successfully as a bar and pub since 2023, this 3,596-square-foot commercial property offers an ideal setup for an owner-operator or investor looking to step into an established venue.



The property features a spacious 16' x 60' open-frame porch and outdoor entertainment area where patrons can enjoy games, social gatherings, and outdoor seating. With ample seating available both indoors and outdoors, the venue is well-equipped to accommodate customers year-round and during peak business hours.



Inside, guests will find a full-service bar, dining areas, and additional entertainment provided by an indoor pool table, while a second pool table located outside expands the venue's recreational offerings.

The commercial kitchen comes fully equipped with fryers, grills, freezers, and a conveyor oven, all included in the sale of the real estate. A walk-in cooler provides ample storage capacity and recently installed AC units help ensure comfort for customers and staff alike.



Additional amenities include two customer restrooms on the main level, an upstairs bathroom, and a small office space for management and administrative functions. The building's layout also presents the potential for a two-story bar concept, creating opportunities for future expansion and increased customer capacity.

Whether you're looking to continue the current operation or put your own vision into motion, this fully functioning restaurant and bar offers a rare turnkey opportunity with valuable licenses, equipment, and customer amenities already in place.

Additional Amenities:

- 3-Way Liquor License
- *Potential 2nd Floor Bar Area & Dance Floor!!*
- Indoor & Outdoor Seating
- Fully Operational Commercial Kitchen
 - o Grills
 - o Conveyor Oven
 - o Freezers
 - o Fryers & MORE!
- Paved Parking Lot
- Walk-In Cooler
- Small Office
- NEW AC Units
- Entertainment:
 - o 2 Pool Tables – One Inside & Outside
 - o Corn Hole Boards
 - o Outdoor Stage



Great Investment Opportunity!
Schedule Your Private Showing Today!

Property	COMMERCIAL		Stat	Active	CDO	0	DOM	0	Auctio	Yes	
MLS	202629280	515 N Washington Street		Marion	I	46952	Stat	Active	L	\$0	
	Are		Grant County	Parcel	27-02-31-404-114.000-033			Ty	Restaurant/Bar		
	Cross										
	REO		N	Short Sale		No					
	Legal		PT S PT E FR SEC 31; 0.35 A								
	Directio		State Road 15 South to N Washington Street, turn North, Cross Bradford Street, located between								
	Inside City		City	County		Zoning					

Remarks Turn-key Commercial Real Estate with a Full-Service Bar & Restaurant is Selling Via Online Auction, Thurs. August 20th at 6 pm. This is Tract 1 & features a fully operational 3,596± sq. ft. bar & restaurant, operating since 2023. The property includes a valuable 3-Way Liquor License, Commercial Kitchen & all restaurant equipment, walk-in cooler, & new AC units. Customers can enjoy indoor & outdoor seating on a spacious 16' x 60' open-frame porch, two pool tables, and outdoor games. Whether you're looking to continue the current operation or put your own vision into motion, this fully functioning restaurant offers a rare turnkey opportunity with valuable license, equipment, and customer amenities already in place. Be its' next owner, Bid on this tract individually or in combination with the

Agent Remarks Online Auction: Thurs. August 20 - 6 pm Open House: Monday August 10, 7-7:30 pm A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them

Se	L	Townshi	Washington	Lot	0.3700 / 16,117 / 122x132	Sr
Year	1900	Ag	126	Ne	No	
Const	Wood	Total #	1	Exterio	Wood	Foundatio None
Bldg #1 Total Above Gd		3,596	Total Below Gd	0	Stories 2.0	Total 3
Bldg #2 Total Above Gd			Total Below Gd		Story 2	Finished Office 0
Bldg #3 Total Above Gd			Total Below Gd		Story	Finished Office
Location		Fire	City, Hydrant, Volunteer	Story		Finished Office
Bldg Height		Roof Material	Asphalt, Shingle	Int Height	12 ft.	
Interior	Drywall, Wood	Ceiling Height	12 ft.	Column	N/A	
Flooring	Mixed	Parking	Lot, Off-Street, Paved	Water	City	
Road	City	Equipment	Yes	Well Type		
Currently Lsd	No	Enterprise	No	Sewer	City	
				Fuel /	Forced Air	
				Heating		
				Cooling	Central Air	
				Burglar	No	
				Channel		
				Water Frtg		
				Lake Type		

SALE INCLUDES Building, Business
SPECIAL FEATURES Fenced, Alley

Water	Water	Water	Lake Type
Water Features	None		
Auctio	Yes	Auctioneer Name	Chad Metzger
Occupancy		Owner	
Financin	Existing	Proposed	
Annual	\$4,578.	Exemptio	
Is Owner/Seller a Real Estate Licensee	No	Year Taxes	202
List	Metzger Property Services, LLC - Off: 260-982-0238	Possessio	At closing
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050
Co-List		Agent	chad@metzgerauction.com
Showing Instr	Showingtime or Open House	Co-List Agent	
List Date	7/21/202	Exp	12/31/20
IDX	Y	Publish to	Yes
Contract Type	Exclusive Right to Sell	Show Addr to	Yes
Seller Concessions Offer	No	Allow	Y
Virtual		Special Listing	None
Pending		Seller Concession	
Total Concessions		Closing	
Sell		Selling	
Co-Sell		How	
Presented		Type of	
		Sold/Concession	
		Sell	
		Co-Selling	
		Sell	
		CDO	0

Chad Metzger - Cell: 260-982-9050 / 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. © 2026 IRLMS. All Rights Reserved.

Aerial



515 N. Washington St., Marion, IN 46952

Washington Twp. • Grant County

Tract 1:

Marion Financial Information - Jun. 1, 2025 - Jun. 1, 2026

Gross Sales		\$305,578.02
Discounts		(\$17,200.88)
Repayments		\$274.36
Refunds		(\$676.04)
Net Sales		\$287,975.46
Non-Revenue Items	\$	-
Other Payments		\$15.50
Total		\$287,990.96





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

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[illegible]

General Information

Parcel Number
27-02-31-404-114.000-033

Local Parcel Number
0231-404-114.000-14

Tax ID:
0140300140

Routing Number
0231-404-114.000

Property Class 430
Restaurant, Cafeteria or Bar

Year: 2026

Location Information

County
Grant

Township
WASHINGTON TOWNSHIP

District 033 (Local 014)
MARION CITY-WASHINGTON TO

School Corp 2865
MARION COMMUNITY

Neighborhood 33200
14 MARION-WASHINGTON

Section/Plat
000

Location Address (1)
515 N WASHINGTON ST
MARION, IN 46952-2701

Zoning

Subdivision

Lot

Market Model
C & I Market 105

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Static

Printed
Friday, May 8, 2026

Review Group
2025

Ownership

515 N Washington St LLC
9020 Stockbridge Pl
Fort Wayne, IN 46804-3455

Legal
PT S PT E FR SEC 31 0.35 A



Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
12/20/2023	515 N Washington St L	2023-009532	CW	/		\$220,000	I
09/13/2021	PTK Pub Inc	2021-007989	CW	/		\$150,000	I
06/03/2010	M & K PUB LLC		COR	MULTI/03879		\$80,000	I
03/02/2010	SALIN BANK & TRUS		C	1/00000			I
12/11/2008	SALIN BANK & TRUS		SD	MULTI/02303		\$150,000	I
08/16/2006	JO LYNN BURK & ALL		QC	MULTI/08046			I

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	Annual-Adj	GenReval	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	04/01/2026	03/31/2025	04/09/2024	04/06/2023	03/29/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$28,900	\$28,900	\$28,900	\$28,900	\$28,900
Improvement	\$138,700	\$123,700	\$122,400	\$96,900	\$96,900
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$138,700	\$123,700	\$122,400	\$96,900	\$96,900
Total	\$167,600	\$152,600	\$151,300	\$125,800	\$125,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$167,600	\$152,600	\$151,300	\$125,800	\$125,800

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 66' X 132')

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
Fci	F		122	122x132	1.00	\$237.42	\$237	\$28,914	0%	1.0000	0.00	0.00	100.00	\$28,910

Land Computations

Calculated Acreage 0.37

Actual Frontage 122

Developer Discount ☐

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

84 Solar Energy Land 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 \$28,900

Total Value \$28,900

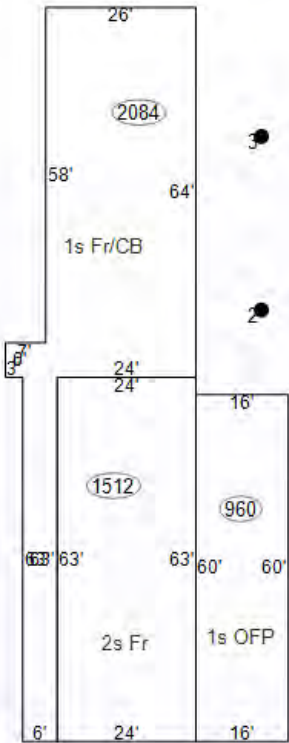
General Information			
Occupancy	C/I Building	Pre. Use	Dining/Lounge
Description	C/I BUILDING	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		1: 1(320')	U: 1(174')	
Heating			3596 sqft	1512 sqft
A/C			3596 sqft	
Sprinkler				

Plumbing RES/CI				Roofing			
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath		0		0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath		0	3	6	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures		0	2	2	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	5	8	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	960	\$37,100

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	DINING	UTLSTOR
Use Area	3596 sqft	1512 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	320'	174'
PAR	9	12
# of Units / AC	0	0
Avg Unit sz dpth	0	-1
Floor	1	2
Wall Height	12'	10'
Base Rate	\$197.73	\$77.97
Frame Adj	(\$15.83)	(\$15.54)
Wall Height Adj	\$0.00	(\$8.28)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$181.90	\$54.15
BPA Factor	1.00	1.00
Sub Total (rate)	\$181.90	\$54.15
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
S.F. Price	\$181.90	\$54.15
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$654,112	\$81,875

Building Computations		
Sub-Total (all floors)	\$735,987	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$790,527
Plumbing	\$17,440	Quality (Grade) 0.90
Other Plumbing	\$0	Location Multiplier 0.91
Special Features	\$0	Repl. Cost New \$647,442
Exterior Features	\$37,100	

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	2	Wood Fr	D+2	1900	1980	46 A		0.91		5,108 sqft	\$647,442	80%	\$129,490	0%	100%	1.000	0.900	0.00	0.00	100.00	\$116,500
2: Fencing	1	Plank	C	2012	2012	14 A	\$25.07	0.91	\$22.81	178' x 6'	\$4,061	80%	\$810	0%	100%	1.000	0.900	0.00	0.00	100.00	\$700
3: PAVING, ASPHALT	1	Concrete	C	1970	1970	56 A	\$1.59	0.91	\$1.45	5,800 sqft	\$8,392	80%	\$1,680	0%	100%	1.000	0.900	0.00	0.00	100.00	\$1,500

Established Business Opportunity ~ Shamrock's Pub & Grub!

1213 Meridian Street, Anderson, IN 46016

Tract 2: The Business ONLY! -
No Real Estate Included

Position your business at the center of Anderson's entertainment district with this unique first-floor bar and restaurant opportunity located near Dickmann Park. Offering approximately 1,250 square feet of indoor space plus valuable outdoor patio seating, this venue is perfectly situated to capitalize on the area's vibrant event schedule and year-round

foot traffic.

The interior features a modern, inviting atmosphere with stylish lighting, flexible dining and lounge seating, a fully operational bar area, and space for live entertainment, music, karaoke, and more! The open layout allows for a variety of concepts while creating an energetic yet comfortable environment for guests.

One of the property's stand out

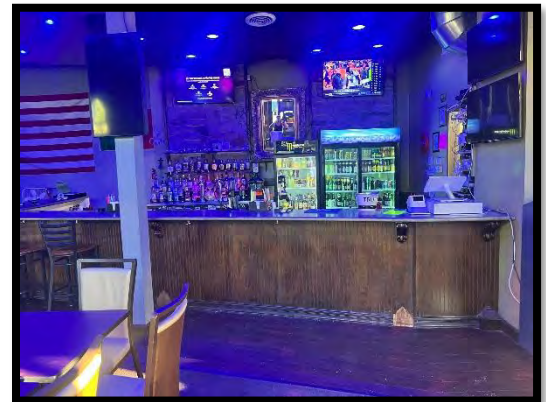
features is its outdoor patio overlooking Dickmann Town Center, placing customers steps away from some of Anderson's most popular community events. Summer Concerts, Jeeps on Meridian, Anderson on Tap, festivals, and downtown celebrations bring consistent activity to the area, creating exceptional visibility and customer exposure.

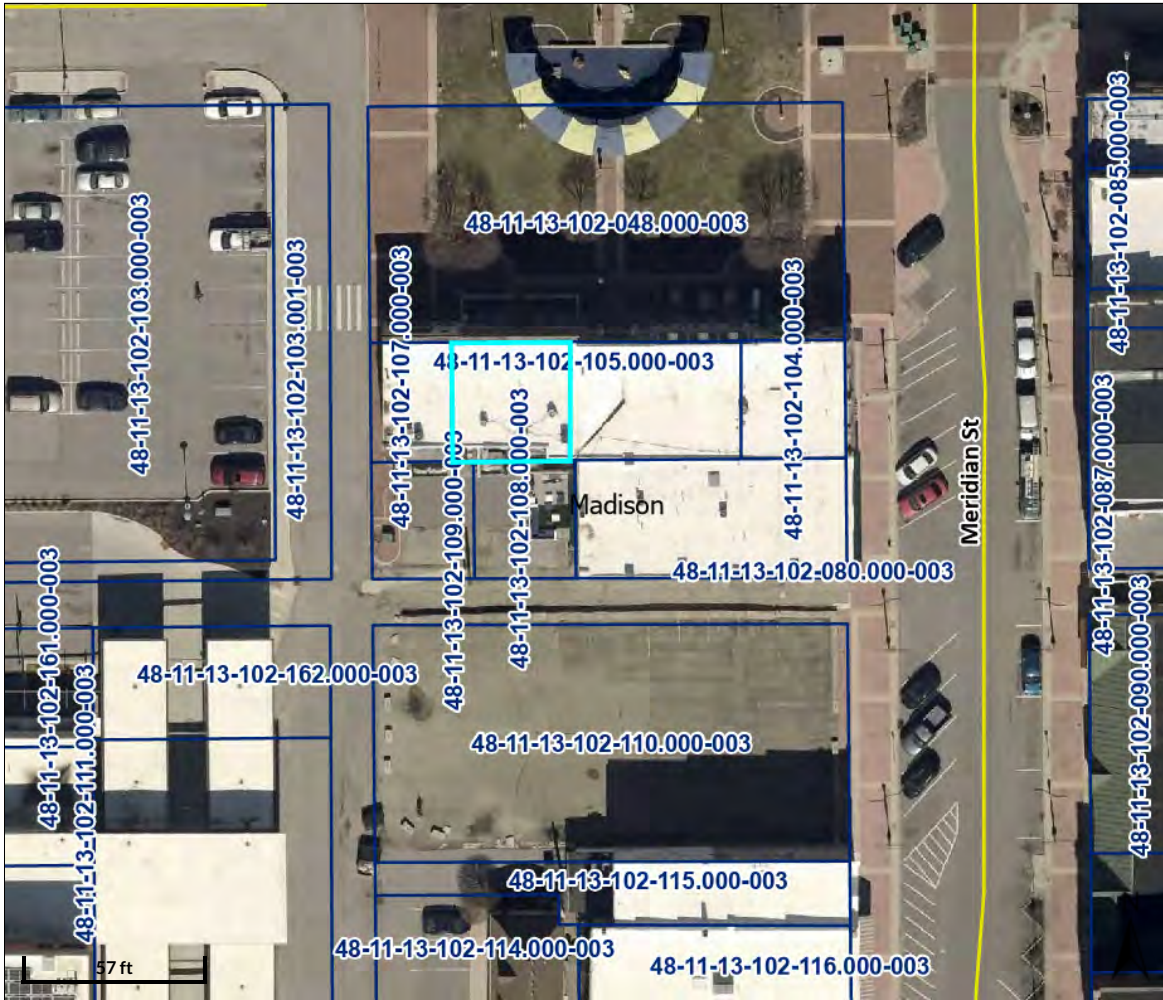


All restaurant and bar equipment are included in the sale of the business, allowing a new owner to begin operations with minimal startup costs! Only a select few entertainment pieces are rented: Jukebox, Pool Table, Claw & Bowling Machines are all currently leased and are not included in the sale.

Whether you're looking to continue an established bar concept, create a craft cocktail destination, develop a live music venue, or launch a new restaurant and entertainment

experience, this location offers outstanding potential in Downtown Anderson.





Overview



Legend

- Parcels
- Roads
- County Boundary

Parcel ID	48-11-13-102-106.000-003	Alternate ID	18-1103-8-01-C	Owner Address
Sec/Twp/Rng	13-T19-R07	Class	COMMERCIAL RESTAURANT, CAFE, OR BAR	
Property Address	21 Town Center Plz Anderson	Acreage	n/a	
Anderson City - Anderson Towns TOWN CENTER PLAZA CONDOS L C-21				

Business Only Opportunity, No Real Estate Is Included

Teal Outline shows you the Restaurant Location

Tract 2:

Anderson Financial Information - Jul. 2, 2025 - Jul. 2, 2026

Gross Sales		\$85,019.27
Discounts		(\$1,012.33)
Repayments		\$97.28
Refunds		(\$202.84)
Net Sales		\$83,901.38
Non-Revenue Items	\$	-
Other Payments		\$65.84
Total		\$83,967.22





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Ανάλυση Μέσων !verage Utilities

Utility	Company	Average Amount
Gas		\$ 100.00
Electric		\$ 300.00
Water		\$ Included in Rent for the Building
Septic/Sewer		\$
HOA		\$
Other		\$
Additional Notes		
Rent for the Building is \$1,500.00 μ\$ο ΨŮÓÚ'l this includes the water and X†bl liquor license		
£'I\$ P†ΩŚPŮoŚ ŮXΩσ ú'I\$ £'lo\$Šš ´ †bl [ŋΞŸŮo [ŋŌ\$Ωσ\$ Ů'I\$ Tenant is responsible for the license renewal		
Items on Lease & Not Included are the Jukebox, Pool Table, Claw & Bowling Machine		

48-11-13-102-106.000-003

General Information

Parcel Number
48-11-13-102-106.000-003

Local Parcel Number
18-1103-8-01-C

Tax ID:
18-1103-8-01-C

Routing Number
K5-K

Property Class 430
Restaurant, Cafeteria or Bar

Year: 2026

Location Information

County
Madison

Township
ANDERSON TOWNSHIP

District 003 (Local 018)
ANDERSON CITY - ANDERSON T

School Corp 5275
ANDERSON COMMUNITY

Neighborhood 180013-003
VARIOUS

Section/Plat
13

Location Address (1)
21 TOWN CENTER PLZ
ANDERSON, IN 46016

Zoning

Subdivision

Lot
C-21

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☒

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 25, 2026

Review Group 2025

GHEBREMICHAEL ALEM G 1/2 &

Ownership

GHEBREMICHAEL ALEM G 1/2 & ELS
4715 JENNYS RD
INDIANAPOLIS, IN 46228

Legal

TOWN CENTER PLAZA CONDOS 0.0000Acres
STR: SECTION: PLAT: IN: OUT:



21 TOWN CENTER PLZ

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2009	GHEBREMICHAEL AL		ND	/		I

430, Restaurant, Cafeteria or Bar

Commercial

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/18/2026	As Of Date	04/20/2026	05/04/2025	04/22/2024	04/18/2023	05/27/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Market Approach	Market Approach	Market Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$2,800	Land	\$2,800	\$2,700	\$1,000	\$1,000	\$1,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,800	Land Non Res (3)	\$2,800	\$2,700	\$1,000	\$1,000	\$1,000
\$34,000	Improvement	\$34,000	\$32,400	\$29,500	\$29,500	\$29,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$34,000	Imp Non Res (3)	\$34,000	\$32,400	\$29,500	\$29,500	\$29,500
\$36,800	Total	\$36,800	\$35,100	\$30,500	\$30,500	\$30,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$36,800	Total Non Res (3)	\$36,800	\$35,100	\$30,500	\$30,500	\$30,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	0.02	2.76	\$50,000	\$138,000	\$2,760	0%	1.0000	0.00	0.00	100.00	\$2,760

VARIOUS/180013-003

1/2

Notes

12/23/2025 Imported: 26/27 - RMV MKT FACT, ADJ OBS, RMV INF FACTOR - NEXUS

5/14/2025 Imported: Turned on under one acre factor for land type 11 and support parcels.

12/20/2021 Imported: 22/23 - NO CHG - NEXUS

3/31/2020 Imported: Dining/Bar Equalization 20p21 Nexus

1/6/2016 Imported: 16 pay 17 redrew sketch; added 2nd flr; changed grade; adj obsol - Nexus

Land Computations

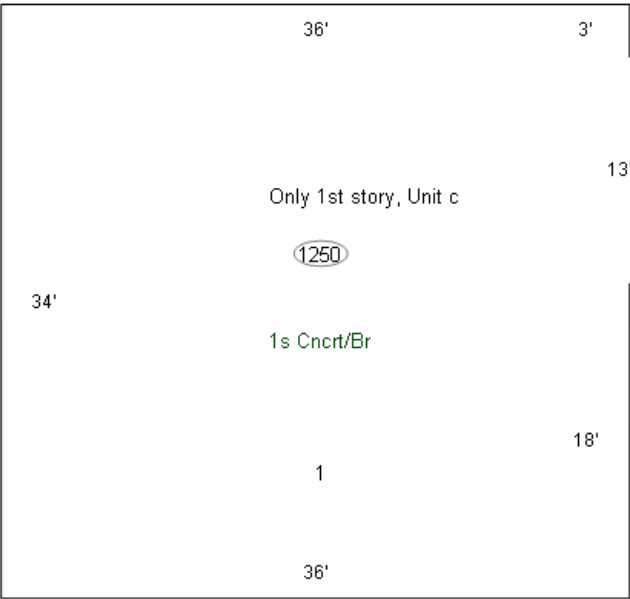
Calculated Acreage	0.02
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.02
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	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	\$2,800
Total Value	\$2,800

General Information				
Occupancy	C/I Building	Pre. Use	Dining/Lounge	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 2(101')
Heating	1250 sqft
A/C	1250 sqft
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	☐ Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	0	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	0	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value



Floor/Use Computations	
Pricing Key	GCM
Use	DINING
Use Area	1250 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	101'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
Base Rate	\$204.12
Frame Adj	(\$16.48)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$187.64
BPA Factor	1.00
Sub Total (rate)	\$187.64
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$187.64
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$234,550

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$234,550	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$234,550
Plumbing	\$0	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$234,550
Exterior Features	\$0		

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	C	1895	1951	75 A		1.00		1,250 sqft	\$234,550	80%	\$46,910	28%	100%	1.000	1.000	0.00	0.00	100.00	\$34,000

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**

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