

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

14,416 Square Foot Warehouse with 3 Loading Docks!

75 South Main Street, Andrews, IN 46702



Auction Manager: Neal Snyder, call/text 260-358-7923

Listings 08/18/2026

Page 1 of 1

Property	COMMERCIAL	Stat	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202633679	75 S Main Street	Andrews	I	46702	Stat	Active	L	\$0
	Are	Huntington County	Parcel	35-04-23-300-020.700-003	Ty	Warehouse	Ag	1	
	Cross								
	REO	N	Short Sale	No					
	Legal	013-00207-00 ORIG PLAT LOT 6							
	Directio	From Huntington, going West on St. Rd 24, turn left onto St. Rd. 105. Continue on that road until							
	Inside City	City	County	Zoning					

Remarks This spacious warehouse is selling via Online Auction Tuesday, September 15, 2026 at 6 pm. Offering 14,416 square feet of versatile space with tons of storage area and potential! The property features 3 loading docks, plus plenty of room to create office space, a customer entry area, and more. Whether you're looking for warehouse, storage, or business space, this property offers plenty of possibilities. Come see for yourself Wednesday, September 9, 2026 from 5:30-6pm!

Agent Remarks Online Auction: Tuesday, September 15, 2026 at 6 pm Open House: Wednesday, September 9, 2026 from 5:30-6 pm A 5% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance

Se	L	Townshi	Dallas	Lot	0.2550 / 11,108 / 75 x 130	Sr
Year	1900	Ag	126	Ne	No	
Const	Site Built			Years		
Bldg #1 Total Above Gd			14,416	Total #	1	
Bldg #2 Total Above Gd				Total Below Gd	2,508	
Bldg #3 Total Above Gd				Total Below Gd		
Location				Fire	City, Hydrant, Volunteer	
Bldg Height				Roof Material	Asphalt, Flat, Shingle	
Interior	Block, Concrete			Ceiling Height	unknown	
Flooring	Wood			Parking	Off-Street	
Road	City			Equipment	No	
Currently Lsd	No			Enterprise	No	
				Exterio	Block, Brick,	
				Stories	3.0	
				Story	3	
				Story		
				Story		
				Foundation	Partial	
				Total	0	
				Finished Office	0	
				Finished Office		
				Finished Office		
				Fire	No	
				Int Height	unknown	
				Column	unknown	
				Water	City	
				Well Type		
				Sewer	City	
				Fuel /	None	
				Heating		
				Cooling	None	
				Burglar	No	
				Channel		
				Water Frtg		
				Lake Type		

SALE INCLUDES Building

INTERNAL ROOMS Storage, Warehouse

SPECIAL FEATURES Loading Dock 1, Loading Dock 2, Overhead Door 1, Overhead Door 2, Basement

Water		Water		Lake Type	
Water Features					
Auctio	Yes	Auctioneer Name	Neal Snyder & Chad Metzger	Auctioneer License #	AC31300015
Occupancy	Vacant	Owner			
Financin	Existing	Proposed		Excluded	None
Annual	\$930.0	Exemptio		Assessed	
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		
Co-List Agent					

Showing Instr	Showing Time or Open House				
List Date	8/18/202	Exp	12/31/20	Publish to	Yes
IDX	Y	Contract Type	Exclusive Right to Sell	Show Addr to	Yes
Seller Concessions Offer	No	Seller Concession		Allow	Y
Virtual	Unbranded Virtual Tour			Special Listing	None
Pending		Closing		Type of	
Total Concessions		Selling		How	
Sold/Concession				CDO	0
Sell		Sell			
Co-Sell		Co-Selling			
Presented	Chad Metzger - Cell: 260-982-9050				

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 IRMLS. All Rights Reserved.

ONLINE AUCTION TERMS

14,416 SF Warehouse with 3 Loading Docks in Andrews, IN!

This property will be offered at Online Auction on Tuesday, September 15, 2026 - 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 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 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 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.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 16, 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 \$930.00. Metzger Property Services LLC, Chad Metzger, and 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tues., September 15, 2026 • Bidding begins closing out at 6pm
Andrews Township • Huntington County • Andrews, IN
Open House: Wednesday, September 9, 2026 from 5:30-6 pm

Auction Manager: Neal Snyder, call/text at 260-358-7923

www.BidMetzger.com

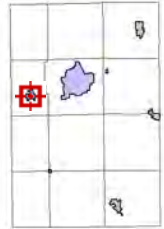


Beacon™

Huntington County, IN



Overview



Legend

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

Parcel ID	35-04-23-300-020.700-003	Alternate ID	n/a	Owner Address	Castillo, Elmira Del Pilar & Christian Samuel Humberto Rivera Chajon
Sec/Twp/Rng	n/a	Class	Commercial Warehouse		3012 Vance Ave
Property Address	75 S Main St Andrews	Acreage	n/a		FORT WAYNE, IN 46805
District	ANDREWS TOWN				
Brief Tax Description	013-00207-00 ORIG PLAT LOT 6				
	(Note: Not to be used on legal documents)				

Date created: 6/25/2026

Last Data Uploaded: 6/25/2026 7:20:12 PM

Developed by SCHNEIDER
GEOSPATIAL

35-04-23-300-020.700-003

General Information

Parcel Number
35-04-23-300-020.700-003
Local Parcel Number

Tax ID:

Routing Number
13F6-1-C51

Property Class 480
Commercial Warehouse

Year: 2026

Location Information

County
Huntington

Township
DALLAS TOWNSHIP

District 003 (Local 002)
ANDREWS TOWN

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3503442-003
ANDREWS LT UTIL STORAGE

Section/Plat
23

Location Address (1)
75 Main St
Andrews, IN 46702

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2023

Castillo, Elmira Del Pilar & Christ

Ownership

Elmira Del Castillo & Christian Samuel
3012 Vance Ave
FORT WAYNE, IN 46805

Legal

013-00207-00 ORIG PLAT LOT 6



75 Main St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/12/2021	Elmira Del Castillo & C		SPE	/		I
03/11/2021	Wilmington Savings Fu		SH	/	\$47,536	I
01/01/1900	William A Lease		WD	/		I

480, Commercial Warehouse

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Improvement	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$45,700	\$40,800	\$22,200	\$22,200	\$22,700
Total	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$54,500	\$49,600	\$31,000	\$31,000	\$31,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 66' X 120', CI 66' X 120')

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		50	60x132	1.05	\$125	\$131	\$7,860	0%	1.0000	0.00	0.00	100.00	\$7,860
Rci	F		0	60x28x132	0.12	\$125	\$15	\$900	0%	1.0000	0.00	0.00	100.00	\$900

ANDREWS LT UTIL STORA 1/4

Notes

9/16/2022 CY23: CYCLICAL REASSESSMENT 2023
CHANGED COND FROM F TO P
5/12/2021 CY19: CYCLICAL REASSESSMENT 2019
CORRECTED FRONTAGE
4-20-20 FORM 11 RETURNED
21p22 f11 returned

Land Computations

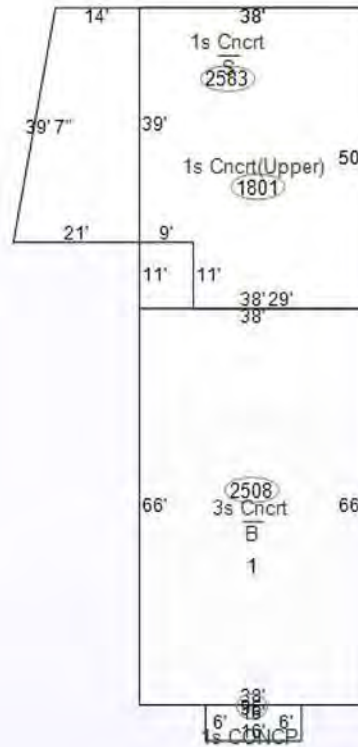
Calculated Acreage	0.22
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	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	\$8,800
Total Value	\$8,800

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(208')	1: 2(344')	U: 1(208'),2(32	
Heating		2508 sqft	5091 sqft	6817 sqft
A/C				
Sprinkler		2508 sqft		

Plumbing RES/CI					Roofing		
	#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	0	0	☐ Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	13	13	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	13	13	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	96	\$800



Special Features		Other Plumbing	
Description	Value	Description	Value

[illegible]

Building Computations			
Sub-Total (all floors)	\$949,484	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$978,62
Plumbing	\$28,340	Quality (Grade)	0.9
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$0	Repl. Cost New	\$845,53
Exterior Features	\$800		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCI	GCI
Use	UTLSTOR	UTLSTOR	LUTLSTOR	LUTLSTOR
Use Area	2508 sqft	2208 sqft	1900 sqft	683 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	43.4%	37.3%	13.4%
Eff Perimeter	208'	344'	344'	344'
PAR	8	7	7	7
# of Units / AC	0	0	0 / N	0 / N
Avg Unit sz/dpth	-1	-1		
Floor	B	1	1	1
Wall Height	8'	12'	9'	9'
Base Rate	\$84.79	\$101.97	\$110.22	\$110.22
Frame Adj	(\$5.66)	(\$17.13)	(\$17.13)	(\$17.13)
Wall Height Adj	(\$3.78)	(\$6.24)	(\$15.60)	(\$15.60)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$75.35	\$78.60	\$77.49	\$77.49
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$75.35	\$78.60	\$77.49	\$77.49
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.67	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SPR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$79.02	\$78.60	\$77.49	\$77.49
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$198,182	\$173,549	\$147,231	\$52,926

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 C 01	3	Concrete	D+2	1900	1900	126 P		0.96		14,416 sqft	\$845,531	80%	\$169,110	73%	100%	1.000	1.000	0.00	0.00	100.00	\$45,700

Castillo, Elmira Del Pilar & Christ 75 Main St

Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	GENOFF	APART	UTLSTOR	UTLSTOR	UTLSTOR
Use Area	300 sqft	1254 sqft	1254 sqft	1801 sqft	2508 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	5.9%	29.1%	29.1%	41.8%	100.0%
Eff Perimeter	344'	326'	326'	326'	208'
PAR	7	8	8	8	8
# of Units / AC	0	0 / N	0	0	0
Avg Unit sz dpth	-1		-1	-1	0
Floor	1	2	2	2	3
Wall Height	12'	9'	9'	6'	9'
Base Rate	\$169.84	\$109.19	\$73.74	\$73.74	\$62.31
Frame Adj	(\$16.48)	(\$13.97)	(\$14.85)	(\$14.85)	(\$15.54)
Wall Height Adj	\$0.00	(\$4.45)	(\$11.34)	(\$22.68)	(\$8.64)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$153.36	\$90.77	\$47.55	\$36.21	\$38.13
BPA Factor	1.00	1.00	1.00	1.00	1.00
Sub Total (rate)	\$153.36	\$90.77	\$47.55	\$36.21	\$38.13
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	(\$9.03)	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$144.33	\$90.77	\$47.55	\$36.21	\$38.13
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$43,299	\$113,826	\$59,628	\$65,214	\$95,630

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

480, Commercial Warehouse

ANDREWS LT UTIL STORA 3/4

[illegible]

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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