# *Expanding your Horizon...*



**Metzger**
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**www.MetzgerAuction.com**

# Outstanding Commercial Opportunity on 2± Acres – Two Buildings, Versatile Space & Endless Possibilities

Bring your business vision to life with this versatile commercial property offering 2± acres, a main commercial building, and a smaller secondary building with potential for a variety of uses.



Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own.

The main building features a durable metal exterior and a functional layout that includes **concrete floors, heat, air conditioning, one restroom, remodeled office space, storage, and warehouse space.** The combination of office and work areas offers flexibility for a range of business or service operations, with room to accommodate day-to-day activities, equipment, inventory, or other operational needs. The **additional secondary building** provides even more possibilities for storage, workspace, or other uses to suit your plans.





Situated on **approximately 2 acres**, the property offers space to spread out while maintaining practical access and parking. A stone driveway provides convenient entry. With two buildings and a combination of indoor functional space and outdoor area, there is plenty of opportunity to tailor the property to your business needs.

Currently vacant and ready for its next owner, this property offers a blank canvas for entrepreneurs, business owners, service providers, or investors seeking a flexible commercial location. Explore the possibilities, bring your ideas, and put this property to work!

Open House: Wednesday, October 28th 5:30-6 pm

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

# ONLINE AUCTION TERMS

***Versatile Commercial Opportunity on 2+/- Acres!***

This property will be offered at Online Auction on Wed., November 4, 2026 - Bidding begins closing out at 6:30pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & 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 $25,000 on the property 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 December 4, 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 $3,953.66. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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: Wed., November 4, 2026 • Bidding begins closing out at 6:30 pm**

**Osolo Township • Elkhart County • Elkhart, IN**

**Open House: Wednesday, October 28 from 5:30-6 pm**

***Auction Manager: Tim Pitts, call/text 317.714.0432***

***www.BidMetzger.com***

**Property** COMMERCIAL **Statu** Active **CDOM** 13 **DOM** 13 **Auctior** Yes

**MLS** 202642513 217 Parkview Ave East Avenue Elkhart IN 46514 **Statu** Active **LP** $0



**Area** Elkhart County **Parcel ID** 20-02-17-453-016.000-027 **Type** Industrial
**Cross Street** **Age** 24
**REO** N **Short Sale** No
**Legal** 440.04X200-1132FT W & 465.04FT N SE COR SEC 17 2.02A
**Direction** State Road 19 South to Parkview Avenue and head East, property is on South side of the road

**Inside City** **City** **County** **Zoning**

**Remarks** Bring your business vision to life with this versatile commercial property offering 2± acres, a main commercial building, and a smaller secondary building with potential for a variety of uses Selling via Online Auction on Wed. Nov. 4th at 6:30 pm. Whether you're looking to establish a new business, expand an existing operation, or invest in a property with flexible possibilities, this location provides a great opportunity to make the space your own. The main building features a durable metal exterior and a functional layout that includes concrete floors, heat, air conditioning, one restroom, remodeled office space, storage, and warehouse space. The combination of office and work areas offers flexibility for a range of business or service operations, with room to accommodate day-to-day activities, equipment

**Agent Remarks** Online Auction: Wednesday, November 4 at 6:30 pm Open House: Wednesday, October 28 from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at any & all showings they

**Sec** **Lo** **Township** Osolo **Lot** 2.0200 / 87,991 / 193x432 **Src** N
**Year** 2002 **Age** 24 **New** No **Years** **Exterior** Metal **Foundation** Slab
**Const** Pole Barn **Total #** 2 **Stories** 2.0 **Total** 1
**Bldg #1 Total Above Gd** 6,560 **Total Below Gd** 0 **Story** 1 **Finished Office** 1,640
**Bldg #2 Total Above Gd** 1,728 **Total Below Gd** 0 **Story** 1 **Finished Office**
**Bldg #3 Total Above Gd** **Total Below Gd** **Story** **Finished Office**
**Location** **Fire** City **Fire** No

**Bldg Height**
**Interior** Drywall, Metal
**Flooring** Concrete
**Road** City
**Currently Lsd** No

**Roof Material** Metal
**Ceiling Height** 16 ft
**Parking** Gravel, Lot
**Equipment** No
**Enterprise** No

**Int Height** 16 ft
**Column** Unknown
**Water** Well
**Well Type**
**Sewer** Septic
**Fuel / Heating** Gas, Forced Air, Radiant
**Cooling** Central Air
**Burglar** No
**Channel**
**Water Frtg**

**SALE INCLUDES** Building, Land
**INTERNAL ROOMS** Office, Storage, Warehouse
**SPECIAL FEATURES** 220 Volts, Office Space
**PROPERTY USE** Vacant-Best for Owner/Usr

**Water** **Water** **Lake Type**
**Water Features** None
**Auction** Yes **Auctioneer Name** Chad Metzger and Tim Pitts **Auctioneer License #** AC31300015
**Occupancy** **Owner**
**Financing** **Existing** None **Proposed** **Excluded** None
**Annual** $3,953.( **Exemption** **Year Taxes Payable** 202( **Assessed Value**
**Is Owner/Seller a Real Estate Licensee** Yes **Possessior** At closing
**List** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
**Agent ID** RB21001581 **Agent E-mail** tpitts5467@hotmail.com
**Co-List** Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
**Showing Instr** Showingtime or Open House
**List Date** 10/13/202 **Exp Date** 1/31/2027 **Publish to** Yes **Show Addr to** Yes **Allow AVM** Ye **Show** Yes
**IDX** Y **Contract Type** Exclusive Right to Sell **Special Listing** None
**Seller Concessions Offer** No **Seller Concession**
**Virtual** Unbranded Virtual Tour **Type of**
**Offer Accepted Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 13
**Total Concessions** **Sold/Concession**
**Sell** **Sell** **Sell**
**Co-Sell** **Co-Selling**
**Presented** 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. © 2026 IRMLS. All Rights Reserved.




## Average Utilities

| Utility | Company | Average Amount |
|---|---|---|
| **Gas** | | $ |
| **Electric** | NIPSCO | $ |
| **Water** | Well | $ |
| **Septic/Sewer** | Septic | $ |
| **HOA** | | $ |
| **Other** | | $ |
| ***Additional Notes*** | | |




# Michiana Regional GIS Website

**txtSubTitle**

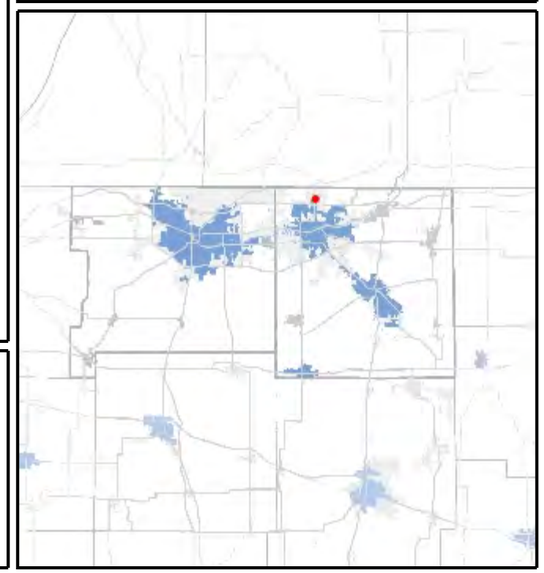
**Legend**

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
  - Railroad
  - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge

N

1 inch = 49.92 feet

0 0.00 0.00 0.01 Miles



**Date Printed:** 9/16/2026

**Map Generated By:** Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.

Michiana Area Council of Governments | Geographic Information System
Elkhart and St. Joseph Counties, IN

## General Information

**Parcel Number**
20-02-17-453-016.000-027

**Local Parcel Number**
02-17-453-016-027

**Tax ID:**
0217H

**Routing Number**

**Property Class 370**
Small Shop

**Year: 2024**

## Location Information

**County**
Elkhart

**Township**
OSOLO TOWNSHIP

**District 027 (Local 027)**
EC OSOLO

**School Corp 2305**
ELKHART COMMUNITY

**Neighborhood 2737009-027**
2737009-Industrial-Acre-City Public

**Section/Plat**

**Location Address (1)**
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

**Zoning**
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**
Industrial Market

## Characteristics

| Topography | Flood Hazard |
|---|---|
| | ☐ |
| **Public Utilities** | **ERA** |
| All | ☐ |
| **Streets or Roads** | **TIF** |
| Paved | ☐ |

**Neighborhood Life Cycle Stage**
Static

**Printed** Wednesday, April 24, 2024
**Review Group** 2022

## Ownership

B&B VENTURES LLC
217 PARKVIEW AVENUE EAST
ELKHART, IN 46514

## Legal

440.04X200-1132FT W & 465.04FT N SE COR SEC 17 2.02A

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 12/20/2022 | B&B VENTURES LLC | 06749 | WD | / | $300,000 | V |
| 01/01/1900 | GLANDERS STANLE | | CO | / | | I |

**Industrial**

## Valuation Records

| Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---|---|---|---|---|---|
| Reason For Change | AA | AA | AA | AA | AA |
| As Of Date | 01/01/2024 | 01/01/2023 | 01/01/2022 | 01/01/2021 | 01/01/2020 |
| 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** | **$58,800** | **$58,800** | **$58,800** | **$58,800** | **$58,800** |
| Land Res (1) | $0 | $0 | $0 | $0 | $0 |
| Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Land Non Res (3) | $58,800 | $58,800 | $58,800 | $58,800 | $58,800 |
| **Improvement** | **$195,700** | **$187,200** | **$161,600** | **$127,700** | **$125,400** |
| Imp Res (1) | $0 | $0 | $0 | $0 | $0 |
| Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Imp Non Res (3) | $195,700 | $187,200 | $161,600 | $127,700 | $125,400 |
| **Total** | **$254,500** | **$246,000** | **$220,400** | **$186,500** | **$184,200** |
| Total Res (1) | $0 | $0 | $0 | $0 | $0 |
| Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Total Non Res (3) | $254,500 | $246,000 | $220,400 | $186,500 | $184,200 |

## Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 | 1.000000 | 1.00 | $45,000 | $45,000 | $45,000 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | $45,000 |
| 13 | A | | 0 | 1.020000 | 1.00 | $13,500 | $13,500 | $13,770 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | $13,770 |

**Data Source** Aerial **Collector** 01/25/2023 Jeff **Appraiser**

## Notes

## Land Computations

| | |
|---|---|
| Calculated Acreage | 2.02 |
| Actual Frontage | 0 |
| Developer Discount | ☐ |
| Parcel Acreage | 2.02 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 2.02 |
| Farmland Value | $0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | $0 |
| Classified Total | $0 |
| Farm / Classifed 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 | $58,800 |
| **Total Value** | **$58,800** |

## General Information

| | | | |
|---|---|---|---|
| **Occupancy** | C/I Building | **Pre. Use** | GCK |
| **Description** | Mixed Use Com | **Pre. Framing** | Pole Frame |
| **Story Height** | 1 | **Pre. Finish** | Unfinished |
| **Type** | N/A | **# of Units** | 0 |

| | SB | B | 1 | U |
|---|---|---|---|---|
| **Wall Type** | | | 1: 1(284') | |
| **Heating** | | | 4920 sqft | |
| **A/C** | | | | |
| **Sprinkler** | | | | |

## Plumbing RES/CI

| | # | TF | # | TF |
|---|---|---|---|---|
| **Full Bath** | 0 | 0 | 0 | 0 |
| **Half Bath** | 0 | 0 | 0 | 0 |
| **Kitchen Sinks** | 0 | 0 | 0 | 0 |
| **Water Heaters** | 0 | 0 | 0 | 0 |
| **Add Fixtures** | | 0 | 2 | 2 |
| **Total** | 0 | 0 | 2 | 2 |

## Roofing

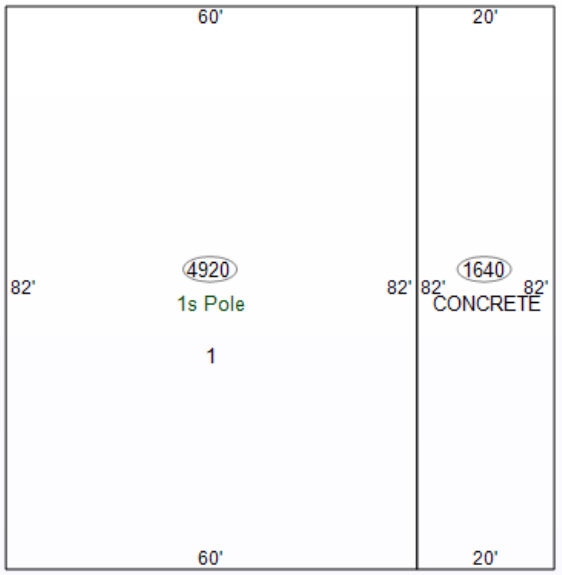
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

## GCK Adjustments

☐ Low Prof ☑ Ext Sheat ☑ Insulatio
☐ SteelGP ☐ AluSR ☑ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

## Exterior Features

| Description | Area | Value |
|---|---|---|




## Special Features

| Description | Value |
|---|---|
| Mezz 400sqft | $5,000 |

## Other Plumbing

| Description | Value |
|---|---|

## Building Computations

| | | | |
|---|---|---|---|
| **Sub-Total (all floors)** | **$128,058** | Garages | $0 |
| Racquetball/Squash | $0 | Fireplaces | $0 |
| Theater Balcony | $0 | **Sub-Total (building)** | **$136,258** |
| Plumbing | $3,200 | Quality (Grade) | $1 |
| Other Plumbing | $0 | Location Multiplier | 0.92 |
| Special Features | $5,000 | **Repl. Cost New** | **$119,089** |
| Exterior Features | $0 | | |

## Floor/Use Computations

| | |
|---|---|
| Pricing Key | GCK |
| Use | GCK |
| Use Area | 4920 sqft |
| Area Not in Use | 0 sqft |
| Use % | 100.0% |
| Eff Perimeter | 284' |
| PAR | 6 |
| # of Units / AC | 0 / N |
| Avg Unit sz\|dpth | |
| Floor | 1 |
| Wall Height | 16' |
| **Base Rate** | **$17.12** |
| Frame Adj | $0.00 |
| Wall Height Adj | $1.93 |
| Dock Floor | $0.00 |
| Roof Deck | $0.00 |
| **Adj Base Rate** | **$17.12** |
| BPA Factor | 1.00 |
| **Sub Total (rate)** | **$17.12** |
| Interior Finish | $4.45 |
| Partitions | ($0.79) |
| Heating | $0.00 |
| A/C | $0.00 |
| Sprinkler | $0.00 |
| Lighting | $0.00 |
| Unit Finish/SR | $0.00 |
| GCK Adj. | $3.32 |
| **S.F. Price** | **$26.03** |
| **Sub-Total** | |
| Unit Cost | $0.00 |
| Elevated Floor | $0.00 |
| **Total (Use)** | **$128,058** |

## Summary of Improvements

| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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: Mixed Use Commercial | 1 | Pole | C-1 | 2002 | 2002 | 22 | A | | 0.92 | | 4,920 sqft | $119,089 | 21% | $94,080 | 0% | 100% | 1.000 | 1.780 | 0.00 | 0.00 | 100.00 | $167,500 |
| 2: Paving | 1 | Concrete | C | 2002 | 2002 | 22 | A | $4.22 | 0.92 | $3.88 | 1,640 sqft | $6,367 | 80% | $1,270 | 0% | 100% | 1.000 | 1.780 | 0.00 | 0.00 | 100.00 | $2,300 |

## General Information

| | | | |
|---|---|---|---|
| **Occupancy** | C/I Building | **Pre. Use** | GCK |
| **Description** | Mixed Use Com | **Pre. Framing** | Pole Frame |
| **Story Height** | 1 | **Pre. Finish** | Semi-Finished |
| **Type** | N/A | **# of Units** | 0 |

| | SB | B | 1 | U |
|---|---|---|---|---|
| **Wall Type** | | | 1: 1(182') | |
| **Heating** | | | 1728 sqft | |
| **A/C** | | | | |
| **Sprinkler** | | | | |

## Plumbing RES/CI

| | # | TF | # | TF |
|---|---|---|---|---|
| **Full Bath** | 0 | 0 | 0 | 0 |
| **Half Bath** | 0 | 0 | 0 | 0 |
| **Kitchen Sinks** | 0 | 0 | 0 | 0 |
| **Water Heaters** | 0 | 0 | 0 | 0 |
| **Add Fixtures** | | 0 | 2 | 2 |
| **Total** | 0 | 0 | 2 | 2 |

## Roofing

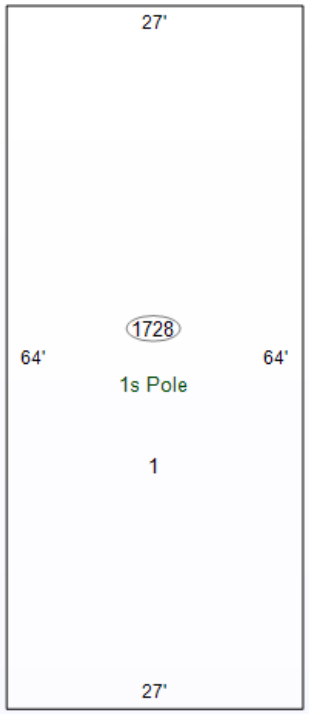
☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

## GCK Adjustments

☐ Low Prof ☑ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

## Exterior Features

| Description | Area | Value |
|---|---|---|




## Floor/Use Computations

| | |
|---|---|
| Pricing Key | GCK |
| Use | GCK |
| Use Area | 1728 sqft |
| Area Not in Use | 0 sqft |
| Use % | 100.0% |
| Eff Perimeter | 182' |
| PAR | 11 |
| # of Units / AC | 0 / N |
| Avg Unit sz\|dpth | |
| Floor | 1 |
| Wall Height | 12' |
| **Base Rate** | **$28.60** |
| Frame Adj | $0.00 |
| Wall Height Adj | $0.00 |
| Dock Floor | $0.00 |
| Roof Deck | $0.00 |
| **Adj Base Rate** | **$28.60** |
| BPA Factor | 1.00 |
| **Sub Total (rate)** | **$28.60** |
| Interior Finish | $15.77 |
| Partitions | $0.00 |
| Heating | $0.00 |
| A/C | $0.00 |
| Sprinkler | $0.00 |
| Lighting | $0.00 |
| Unit Finish/SR | $0.00 |
| GCK Adj. | $1.96 |
| **S.F. Price** | **$46.33** |
| **Sub-Total** | |
| Unit Cost | $0.00 |
| Elevated Floor | $0.00 |
| **Total (Use)** | **$80,058** |

## Special Features

| Description | Value |
|---|---|

## Other Plumbing

| Description | Value |
|---|---|

## Building Computations

| | | | |
|---|---|---|---|
| **Sub-Total (all floors)** | **$80,058** | Garages | $0 |
| Racquetball/Squash | $0 | Fireplaces | $0 |
| Theater Balcony | $0 | **Sub-Total (building)** | **$83,258** |
| Plumbing | $3,200 | Quality (Grade) | $1 |
| Other Plumbing | $0 | Location Multiplier | 0.92 |
| Special Features | $0 | **Repl. Cost New** | **$72,768** |
| Exterior Features | $0 | | |

## Summary of Improvements

| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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: Mixed Use Commercial | 1 | Pole | C-1 | 1973 | 1973 | 51 | VP | | 0.92 | | 1,728 sqft | $72,768 | 80% | $14,550 | 0% | 100% | 1.000 | 1.780 | 0.00 | 0.00 | 100.00 | $25,900 |

# 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!***

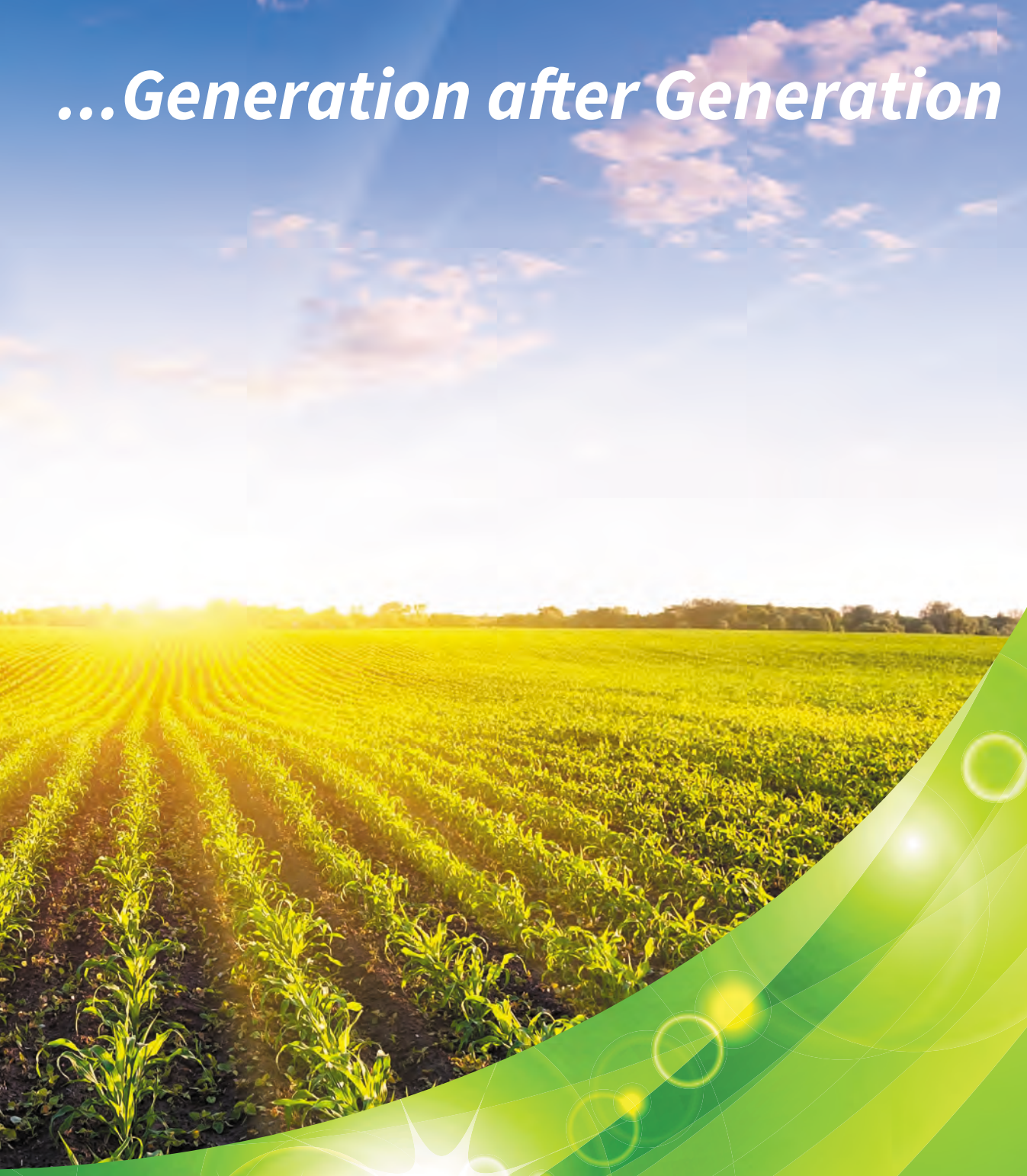
***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

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**

**www.MetzgerAuction.com**