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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
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YOUR BUSINESS!**



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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Turnkey Restaurant/Bar!

This property will be offered at Online Only Auction on Wednesday, April 10, 2024 -- 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(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 \$25,000 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. Buyer(s) 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) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before May 10, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,920.00. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, April 10, 2024
Bidding begins closing out at 6 pm!

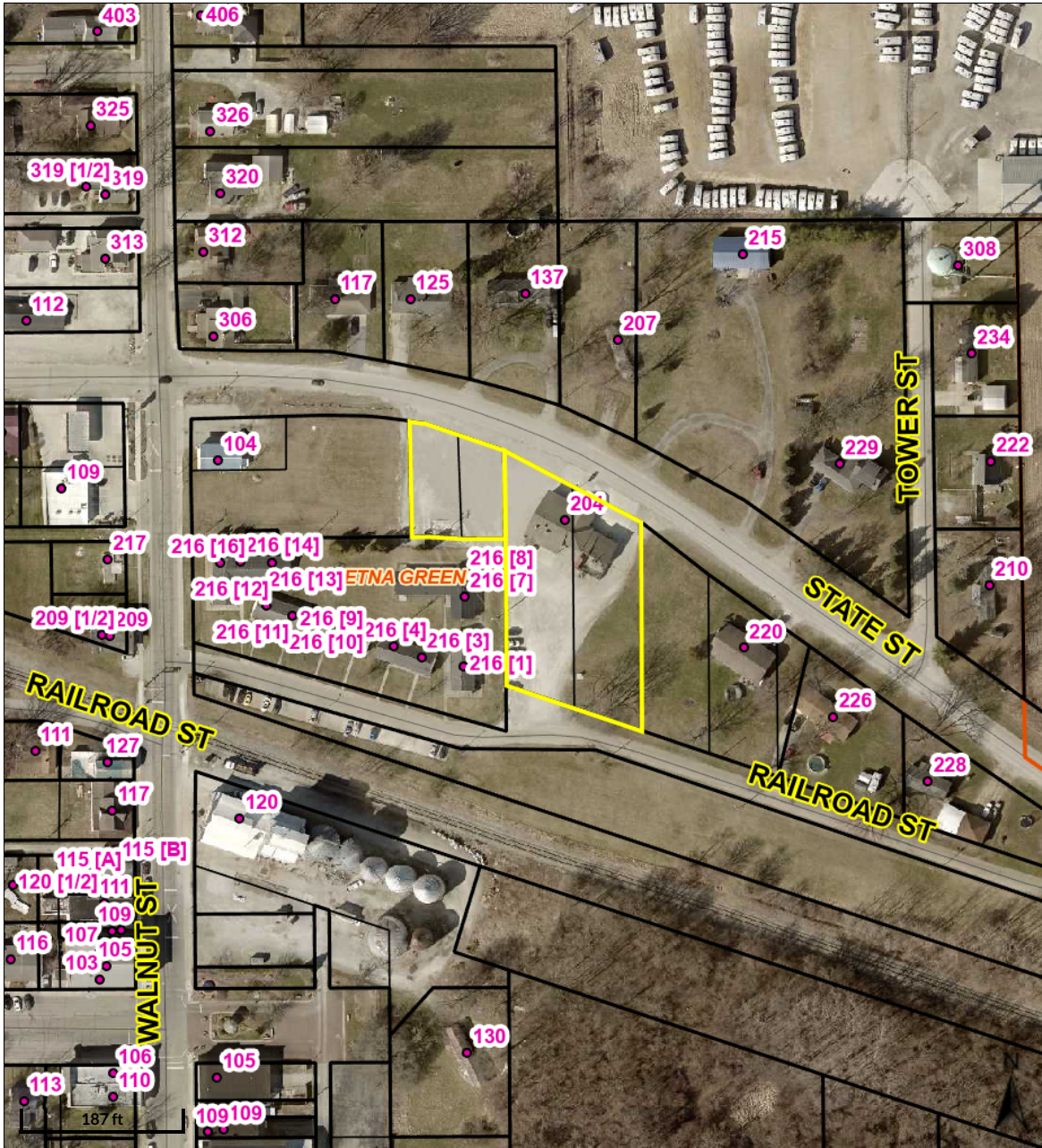
204 E. State St., Etna Green, IN 46524

Etna Township • Kosciusko County

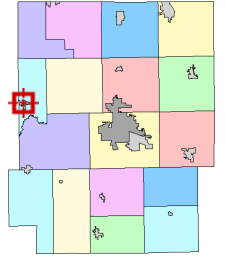
Auction Manager: John Burnau 574.376.5340

<https://bidmetzger.com/auctions/>





Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Date created: 2/21/2024
 Last Data Uploaded: 2/21/2024 4:58:01 AM

Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202408505	204 E State Street	Etna Green IN 46524	Statu Active	LP \$0



Area Kosciusko County	Parcel ID 43-05-27-200-134.000-004	Type Restaurant/Bar
Cross Street	Age 94	
REO N	Short Sale No	
Legal Description 12-60-44 LOTS 8 & 9 JORDONS PLAT TO ETNA GREEN & 012-060-045 Tr Se 27-33-4 .29A		
Directions From SR 19, east on State St. Property is on the south side of the road.		
Inside City Limits	City Zoning	County Zoning
		Zoning Description Commercial

Remarks Turnkey Bar/Restaurant selling via Online Only Auction on Wednesday, April 10, 2024 -- Bidding begins closing out at 6 pm! Recently updated in 2017, this beautiful restaurant is ready for you to receive the keys and start your business immediately. Two kitchen/prep areas with complete on site meat smoking system for creating mouthwatering barbecue, brisket, etc. that patrons will return again & again for. Large seating capacity with separate family dining room. Handicap accessible , 4 bathrooms. The possibilities are endless. Lasting memories are waiting to be made by friends, family, & patrons.

Agent Remarks Agent must be on premise for private showings. Equipment list & current permits in documents. Online Auction: Wed. 4.10.24 6pm TERMS: \$25 ,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be

Sec Lo 0	Township Etna	Lot Ac/SF/Dim 1.3500 / 58,806 / 85x277;85x263;122x	Src
Year Built 1930	Age 94	Exterior Vinyl	Foundation Partial
Const Type concrete block	Total # Bldgs 1	Stories 1.0	Total Restrooms 4
Bldg #1 Total Above Gd SqFt 2,496	Total Below Gd SqFt 566	Story 1	Finished Office SqFt 0
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 Township		Fire Doors Yes
Bldg Height	Roof Material Shingle	Int Height 8	
Interior Walls Drywall	Ceiling Height 8	Column Spcg n/a	
Flooring Mixed	Parking Unpaved	Water City	
Road Access City	Equipment Yes	Well Type	
Currently Lsd No	Enterprise Zone No	Sewer City	
		Fuel / Electric, Gas	
		Heating	
		Cooling Central Air	
		Burglar Alarm No	
		Channel Frtg	
		Water Frtg	

SALE INCLUDES Building, Business, Furniture, Inventory, License Included
INTERNAL ROOMS Kitchen, Office
SPECIAL FEATURES Basement, Public Restrooms
PROPERTY USE Bus. Included w/Property

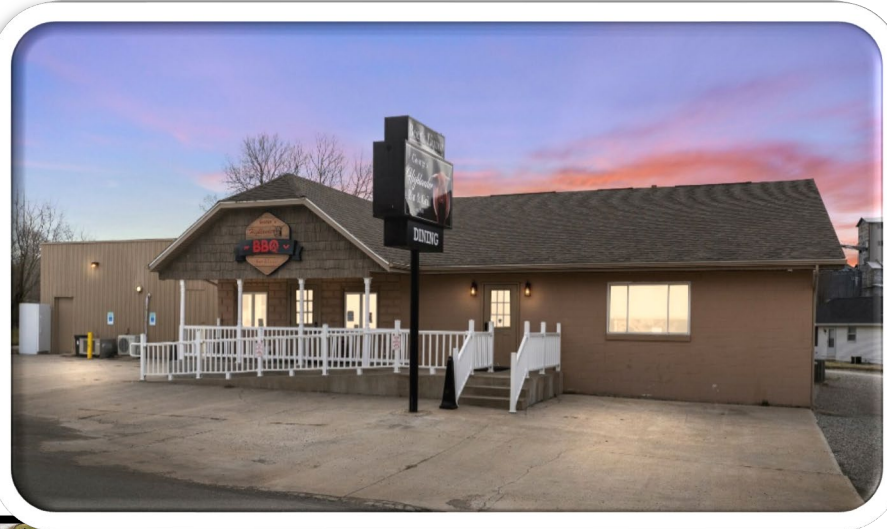
Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger & John Burnau	Auctioneer License # AC31300015
Occupancy	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$2,920.0	Exemption No Exemptions	Year Taxes Payable 2023
Is Owner/Seller a Real Estate Licensee No		Assessed Value \$
List Office Metzger Property Services, LLC - Off: 260-982-0238	Possession at closing	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 Showingtime		
List Date 3/15/2024	Exp Date 6/30/2024	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
		Allow AVM Ye
		Show Comments Yes
Virtual Tour		BBC 2.0%
		Variable Rate No
		Special Listing Cond. None
Pending Date	Closing Date	Selling Price
		How Sold
Total Concessions Paid	Sold/Concession Remarks	CDOM 0
Sell Office	Sell Agent	Sell Team
Co-Sell Office	Co-Selling Agent	

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Turnkey Bar/Restaurant

204 E. State St., Etna Green, IN 46524



- 1.35+/- Acres
- Recently Updated in 2017
- 2 Kitchen/Prep Areas
- Meat Smoking System
- Large Seating Capacity
- Handicap Accessible
- 4 Bathrooms
- Equipment List attached



Equipment & Permits List

Back Room

All shelves/Can Rack
Utensils
Pans
Stand-up Fridge
Stand-up Freezer
2 Pizza Ovens
Smoker
2 Prep Tables
Hand Sink
3 Door Refrigerated Prep
Rolling Cart
LG Refrigerated Display
Air Cooled Ice Machine

Dining Room

All Tables/Chairs/Booths
3 TVs

Wait Station

Hand Sink
Pop Machine/Ice Bin
Mini Fridge
Prep Table
Coffee Maker
Rolling Cart
Silverware

Leased: Jukebox, Dishwasher

Gaming Endorsement Permit

- Expires November 1, 2024

Beer, Wine, & Liquor – Restaurant (210-1) Permit (No Carryout)

- Expires August 30, 2024

Bar

3 Bay Sink
Walk-in Cooler
3 Door Display Cooler
4 Door Beer Cooler
3 TVs
Pull Tab Machine
All Tables/Chairs

Kitchen

3 Bay Sink
Prep Table w/ Heat Lamp
Stand-up Freezer
2 Fryers (2 Baskets Each)
Stove/Oven
Flat Top Grill
Salamander
Char Broiler
Microwave
Steam Table
3 Door Refrigerated Prep Table
2 Door Sandwich Prep Table – Refrigerated
2 Door Alto-Shaam
Walk-in Cooler w/ Attached Walk-in Freezer
Dishes/Serving Utensils
Pans/Trays

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**

43-05-27-200-134.000-004

GEORGE AND ANGIE'S PUB LL

204 E STATE ST

430, Restaurant, Cafeteria or Bar

COMM ETNA GREEN - LOT 1/2

General Information

Parcel Number 43-05-27-200-134.000-004

Local Parcel Number 1271900050

Tax ID:

Routing Number 012-060-044

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2023

Location Information

County Kosciusko

Township ETNA

District 004 (Local 004) ETNA GREEN TOWN

School Corp 5495 TRITON

Neighborhood 1202060-004 COMM ETNA GREEN - LOTS

Section/Plat 27-33-4

Location Address (1) 204 E STATE ST ETNA GREEN, IN 46524

Zoning COMMERCIAL COMMERCIAL

Subdivision Jordans Plat to Etna Green

Lot 8-9

Market Model 13 SMALL TOWNS

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 2, 2023

Review Group 2023

Ownership

GEORGE AND ANGIE'S PUB LLC 10779 N 900 W NAPPANEE, IN 46550

Legal

12-60-44 LOTS 8 & 9 JORDONS PLAT TO ETNA GREEN



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 83' X 132', CI 83' X 132')

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.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/10/2021 to 05/20/2014.

Commercial

Notes

5/5/2022 REA: 2023 CORRECTED LOT SIZE & CR STONE AREA
10/8/2018 REA: 2019 REMOVED 7X11 UTL SHED, COMBINED CS PAVING & CHANGED EFF AGE PER PICTOMETRY
1/29/2018 2018: CHANGED TO100% COMPLETE, CHANGED RFX/CONC TO OFP, ADDED MORE CRUSHED STONE, CONC, REMOVED ASPHALT
1/25/2017 2017: BLDG REMODEL 88% COMPLETE, ADDED COOLER/ADDITION PER FIELD CHECK
7/24/2014 REA: REA 2015 CHANGED SF OF CRUSHED STONE

10/8/2007 COMM: GEORGE'S HIGHLANDER BAR & GRILL

Land Computations

Table with 2 columns: Description and Value. Includes Calculated Acreage (1.05), Actual Frontage (178), Developer Discount, Parcel Acreage (0.00), 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 (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 (\$57,900), Total Value (\$57,900).

Data Source N/A

Collector

Appraiser

General Information

Table with 4 columns: Property Name, Pre. Use, Description, Pre. Framing, Story Height, Pre. Finish, Type, # of Units.

Table with 4 columns: Wall Type, Heating, A/C, Sprinkler.

Table with 4 columns: Wall Type, Heating, A/C, Sprinkler.

Plumbing RES/CI

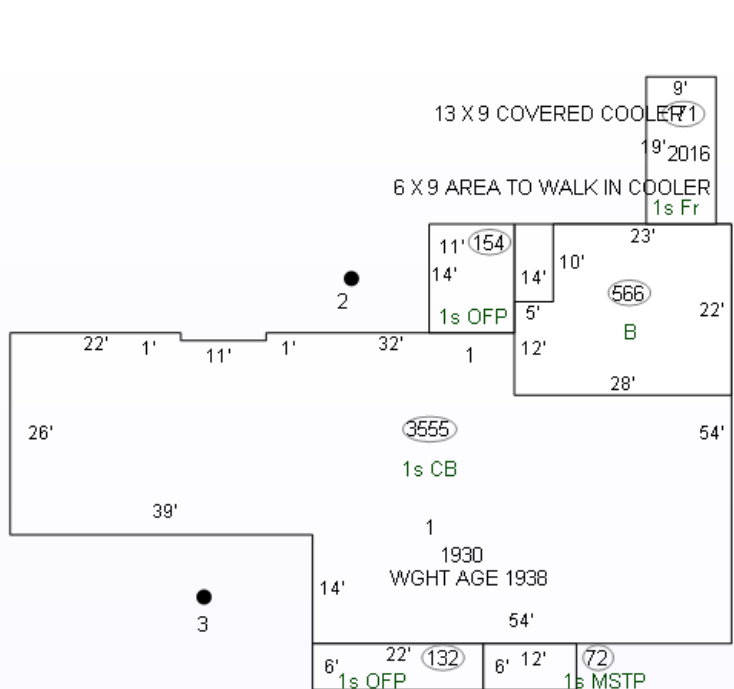
Table with 4 columns: #, TF, #, TF for Full Bath, Half Bath, Kitchen Sinks, Water Heaters, Add Fixtures, Total.

Roofing

Table with 3 columns: Description, Area, Value for Porch, Open Frame; Stoop, Masonry; Porch, Open Frame.

Other Plumbing

Table with 4 columns: Description, Value, Description, Value for Special Features.



Floor/Use Computations

Table with 4 columns: Pricing Key, Use, Use Area, Area Not in Use, 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).

Building Computations

Table with 4 columns: Description, Value, Description, Value for Sub-Total (all floors), Racquetball/Squash, Theater Balcony, Plumbing, Other Plumbing, Special Features, Exterior Features.

Summary of Improvements

Table with 20 columns: Description, Res Eligibl, Story Height, Construction, Grade, Year Built, Year, Eff Age, Eff Co nd, Base Rate, LCM, Adj Rate, Size, RCN, Norm Dep, Remain. Value, Abn Obs, PC Nbhd, Mrkt, Improv Value.

...Generation after Generation



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