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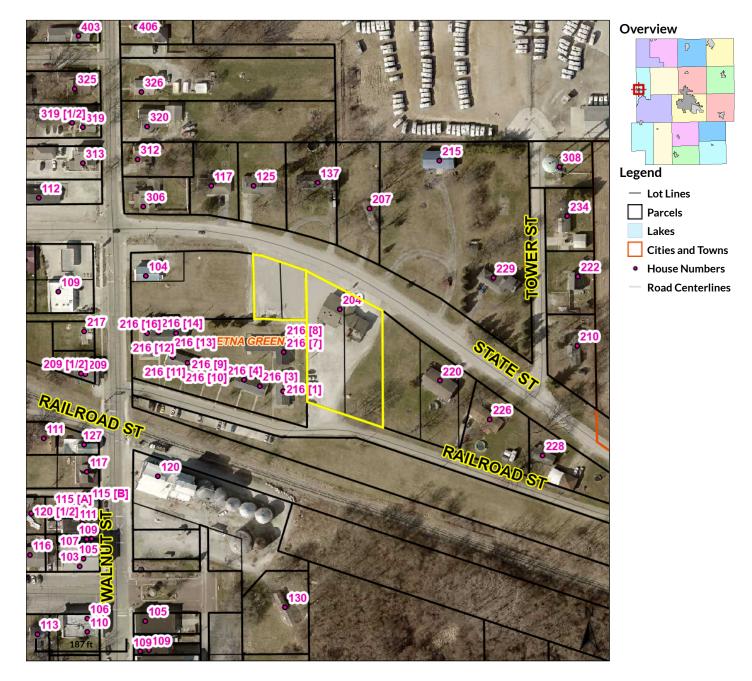
260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

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.





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



D H M Listings as 03/15/2024	s 🚺 🗃 🖸 🖬 🚭	Commercial Age	nt Full Detail Rej	oort	Schedule a Si	howing Page 1 of 1
Property Type COMMERC	CIAL Status	Active	CDOM 0	DOM	0	Auction Yes
MLS 202408505 2	204 E State Street	Etna Green	IN 46524	Sta	tu Active	LP \$0
		Shor 2-60-44 LOTS 8 & 9 JOI 9, east on State St. Pro	perty is on the south s	Age NA GREEN ide of the i		Se 27-33-4 .29A

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 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 New No	Years Established		oundation Partial
Const Type concrete block	Total # Bldgs 1	•	Restrooms 4
Bldg #1 Total Above Gd SqFt 2,496	Total Below Gd SqFt 566	Story 1 Finish	ed Office SqFt 0
Bldg #2 Total Above Gd SqFt	Total Below Gd SqFt	•	ed Office SqFt
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt	•	ed Office SqFt
Location	Fire Protection Township	•	oors Yes
Bldg Height	Roof Material Shingle		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
SALE INCLUDES Building, Business, Furniture, Ir	nventory, License Included	Heating	
INTERNAL ROOMS Kitchen, Office		Cooling	Central Air
SPECIAL FEATURES Basement, Public Restroor	ns	Burglar Alarm	No
PROPERTY USE Bus. Included w/Property		Channel Frtg	
		Water Frtg	
Water Access	Water Name	Lake Type	
Water Features			
Auction Yes Auctioneer Name Chad	Metzger & John Burnau	Auctioneer License # AC31300	015
Occupancy	Owner Name		
Financing: Existing	Proposed	Excluded Pa	rty None
Annual Taxes \$2,920.0 Exemption No Ex	emptions Year Taxes Payal	ble 2023 Assessed Va	lue \$
Is Owner/Seller a Real Estate Licensee	No Possession at	closing	
List Office Metzger Property Services, LLC - Off:	260-982-0238 List Agent Ch	ad Metzger - Cell: 260-982-9050	
Agent ID RB14045939 Age	ent 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 Show Add	to Public Yes Allow AVM	Ye Show Comments Yes
IDX Include Y Contract Type Exclusive F	Right to Sell BBC 2.0%	Variable Rate No Special Listing	Cond. None
Virtual Tour		Type of Sale	
Pending Date Closing Date	ate Selling Price	How Sold	CDOM 0
Total Concessions Paid So	old/Concession Remarks		
Sell Office	Sell Agent	Sell Team	
Co-Sell Office	Co-Selling Agent		
Presented by: Chad Metzger - C	ell: 260-982-9050 /	Metzger Property Services, LL	C - 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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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

Ownership Transfer of Ownership Note: Note: A3-06-27-200-154 000-200 Control Minore 100 VIII Set 000 VIII Set 0000 VIII Set 00000 VIII Set 000000 VIII Set 00000 VIII Set 00000 VIII Set 00000 VIII Set 000000 VIII Set 00000 VIII Set 000000 VIII Set 000000 VIII Set 00000 VIII Set 000000 VIII Set 00000 VIII Set 00000 VIII Set 000000 VIII Set 000000 VIII Set 00000 VIII Set 000000 VIII Set 00000 VIIII SET 00000 VIII SET 00000 VIIII SET 00000 VIII SET 00000 VIIII SET 00000 VIII SET 00000 VII	43-05-27-200-134.000-004	GEORGE AND AN	GIE'S PUB LL	204 E STA	TE ST		430, Rest	aurant, C	Cafeteria or	Bar	COMM ETNA GREEN -	LOT ^{1/2}				
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127 1000500 1100,20217 FAULINGER LVLE D 201/10/10/10/10/10/10/10/10/10/10/10/10/1	Local Parcel Number	NAPPANEE, IN 46550)						1							
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43-05-27-200-134.000-004	(
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GEORGE AND ANGIE'S PUB LL 204 E STATE ST

	G	ieneral	Info	ormation												F	loor/Use	e Computati	ons	
Occupancy	C/I Building	g	Pre	e. Use	Dining/Lou	unge									Pricing	Key	GCM	GCM	GCM	
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	SB		В	3	1	U						C V O I			Use %		100.0%	21.5%	78.5%	
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A/C					2926 sqft							14	· 14' 10'		# of Ur	iits / AC	0	0	0	
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Total	0 0		13	HGSI	R PPS	Sand	Pnl					1	930		-	se Rate	\$82.71	\$48.28	\$115.31	
			_	eatures							14'		AGE 1938		BPA Fa		1.00	1.00	1.00	
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Porch, Open F	•				154	\$6,4						011		011	Heating	g	\$0.00	\$0.00	\$0.00	
<i>i</i> 1						. ,									A/C		\$0.00	\$0.00	\$0.00	
															Sprinkl		\$0.00	\$0.00	\$0.00	
	al Features				other Plumbir	U U						omputati	ons		Lightin	5	\$0.00	\$0.00	\$0.00	
Description		Valu	e D	escriptio	on	Val			I (all floors)	\$	422,835	Garages		\$0		nish/SR	\$0.00	\$0.00	\$0.00	
								•	all/Squash		\$0	Fireplace		\$0		,	\$0.00	\$0.00	\$0.00	
								heater B	alcony		\$0		l (building)	\$457,935			\$82.71	\$48.28	\$115.31	
								lumbing			\$20,800	Quality (G		\$1						
								ther Plu	•		\$0	Location I	•	0.92			\$0.00	\$0.00	\$0.00	
								pecial Fe			\$0	Repl. Co:	st New	\$337,040		ed Floor	\$0.00	\$0.00	\$0.00	
							E	xterior F	eatures		\$14,300				Total (Use)	\$46,814	\$38,624	\$337,397	
											of Impr	ovements	\$							
Description			bl H	Story leight C	onstruction			Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Obs	PC Nbhd		Impr Val
1: C/I Building			%	1	Concrete Block	D	1930	1994	29 A		0.92		4,292 sqft	\$337,040	78%	\$74,150	0% 1	00% 1.000	1.1400	\$84,5
2: Paving Con			%	1	Concrete	-	2017		6 A	\$3.80	0.92	\$3.50	3,676 sqft	\$12,851	35%	\$8,350		00% 1.000		\$9,50
3: Paving Cr S	it	0	%	1	Crushed Stone	С	1930	1960	63 A	\$0.54	0.92	\$0.50	24,668 sqft	\$12,255	80%	\$2,450	0% 1	00% 1.000	1.1400	\$2,80

... Generation after Generation



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