

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 3	<b>DOM</b> 3	<b>Auction</b> Yes
<b>MLS #</b> 202037074	1344 S State Road 109	Wolf Lake	IN 46796	<b>Status</b> Active
				<b>LP</b> \$0



<b>Area</b> Noble County	<b>Parcel ID</b> 57-19-09-400-113.000-009	<b>Type</b> Other/Unknown
<b>Cross Street</b>		<b>Age</b> 90
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> Wolf Lake Lot 44 Ex Ne Triangle Piece & 4.5' Vac Wayne St (400-385) Wolf Lake Se1/2 Lot 51 (400-124)		
<b>Directions</b> Head North on State Road 109, property is on southwest corner of SR 109 and US 33.		
<b>Inside City Limits</b> Y	<b>City Zoning</b> C1	<b>County Zoning</b>
		<b>Zoning Description</b>

**Remarks** The Historic Luckey Museum is going to ABSOLUTE Auction on Saturday, October 3, 2020 at 10:00 am! ABSOLUTE AUCTION MEANS THE PROPERTY WILL SELL REGARDLESS OF PRICE! Unique Opportunity to own a Landmark Building with Income Producing Apartments! This building features 4 Apartments between the 2nd and 3rd Floor. The 3rd Floor Apartment has 3 Bedrooms and a Sunroom to enjoy the views! The Main Floor has 7 rooms, Kitchen, Laundry Room and 2 Half Baths. There is plenty of Storage in the Full Basement as well as a Kitchen and Dining Room for entertaining! Keep this building utilized as Apartments or use it to accommodate your business! Come see for yourself, Open House on Thursday, September 24, 2020 5:30-6pm.

**Agent Remarks** 24 HR. NOTICE REQUIRED FOR SHOWINGS. ABSOLUTE AUCTION: 10.3.2020, 10 am, at the property. OPEN HOUSE: September 24, 2020 - 5:30 -6pm. TERMS: \$1,000.00 down the day of auction w/ the balance at closing. Taxes & Rents prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

<b>Sec</b> Lot 44	<b>Township</b> Noble	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.3060 / 13,329 / 204 x 66	<b>Src</b> N
<b>Year Built</b> 1930	<b>Age</b> 90	<b>Years Established</b>	<b>Exterior</b> Brick	<b>Foundation</b> Partially Finished
<b>Const Type</b> Brick	<b>Total # Bldgs</b> 1	<b>Stories</b> 3.0	<b>Total Restrooms</b> 6	
<b>Bldg #1 Total Above Gd SqFt</b> 6,080	<b>Total Below Gd SqFt</b> 2,400	<b>Story</b> 3	<b>Finished Office SqFt</b> 8,480	
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Bldg #3 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>	
<b>Location</b>	<b>Fire Protection</b>	<b>Township</b>	<b>Fire Doors</b> No	
<b>Bldg Height</b>	<b>Roof Material</b> Flat	<b>Int Height</b> 9 feet		
<b>Interior Walls</b> Concrete, Drywall	<b>Ceiling Height</b> 9 feet	<b>Column Spcg</b> unknown		
<b>Flooring</b> Concrete, Other	<b>Parking</b> Lot, Paved	<b>Water</b> Well		
<b>Road Access</b> City	<b>Equipment</b> No	<b>Sewer</b> Public		
<b>Currently Lsd</b> Yes	<b>Enterprise Zone</b> No	<b>Fuel / Heating</b> Propane		
<b>SALE INCLUDES</b> Building		<b>Cooling</b> None		
<b>INTERNAL ROOMS</b> Kitchen, Office, Showroom, Storage, Other		<b>Burglar Alarm</b> No		
<b>SPECIAL FEATURES</b> Passenger Elevator, Basement, Office Space		<b>Channel Frtg</b>		
<b>PROPERTY USE</b> Investment Property, Vacant-Best for Owner/Usr		<b>Water Frtg</b>		

<b>Water Access</b>	<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015
<b>Occupancy Comm</b> Tenant Occupied	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$762.52	<b>Exemption</b> Other	<b>Year Taxes Payable</b> 2020
<b>Assessed Value</b> \$		
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> At Closing	
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> 24 hour notice required! Showing time or Open House on September 24, 5:30-6pm.		
<b>List Date</b> 9/13/2020	<b>Exp Date</b> 12/31/2020	<b>Publish to Internet</b> Yes
<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 2.0%
<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	
<b>Virtual Tour</b> Unbranded Virtual Tour	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>How Sold</b>	<b>CDOM</b> 3	
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>
	<b>Co-Selling Agent</b>	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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