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Metzger
Property Services, LLC

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260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
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
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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Sealed Bid
Industrial Real Estate
AUCTION

BIDS DUE FEBRUARY 26

Executive Dr., Warsaw, IN
Just south of US 30 on CR
150 W. to Executive Dr.
Then East to the property.



- **Prime Location**
(CR 150 W & US 30)
- **4 Build Ready Lots (2-10 Acres)**
- **Utilities stubbed in place!**

Ideal opportunity for build ready sites Zoned I-2.
Quick Access to US 30 via CR 150 W. Bid on one tract,
all four any combination. Bid Packets available online at



Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau

260-982-0238

MetzgerAuction.com



Sealed Bid Auction Information

To receive a purchase packet, inquire by emailing tiff@metzgerauction.com or call Metzger Property Services at 260-982-0238

Bids due by: **Friday, February 26, 2021 at 5:00 pm, no exceptions**

Mail to: **Metzger Property Services
101 S. River Road
North Manchester, IN 46962**

Questions: Email tiff@metzgerauction.com
Call the office at 260-982-0238

*It is the Buyer(s) responsibility to make sure Metzger Property Services has received your purchase packet back.

A banner for Metzger Property Services, LLC. The left side has a green background with a red star in a yellow circle, the name 'Metzger' in large black letters, and 'PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA' in smaller text. Below this is the slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION'. At the bottom left, there are four red stars with text: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', and '★ PERSONAL PROPERTY AUCTIONS'. The right side of the banner features a photograph of a green field with a sunburst effect, the phone number '260-982-0238' in large black letters, and the website 'WWW.METZGERAUCTION.COM' at the bottom right.

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

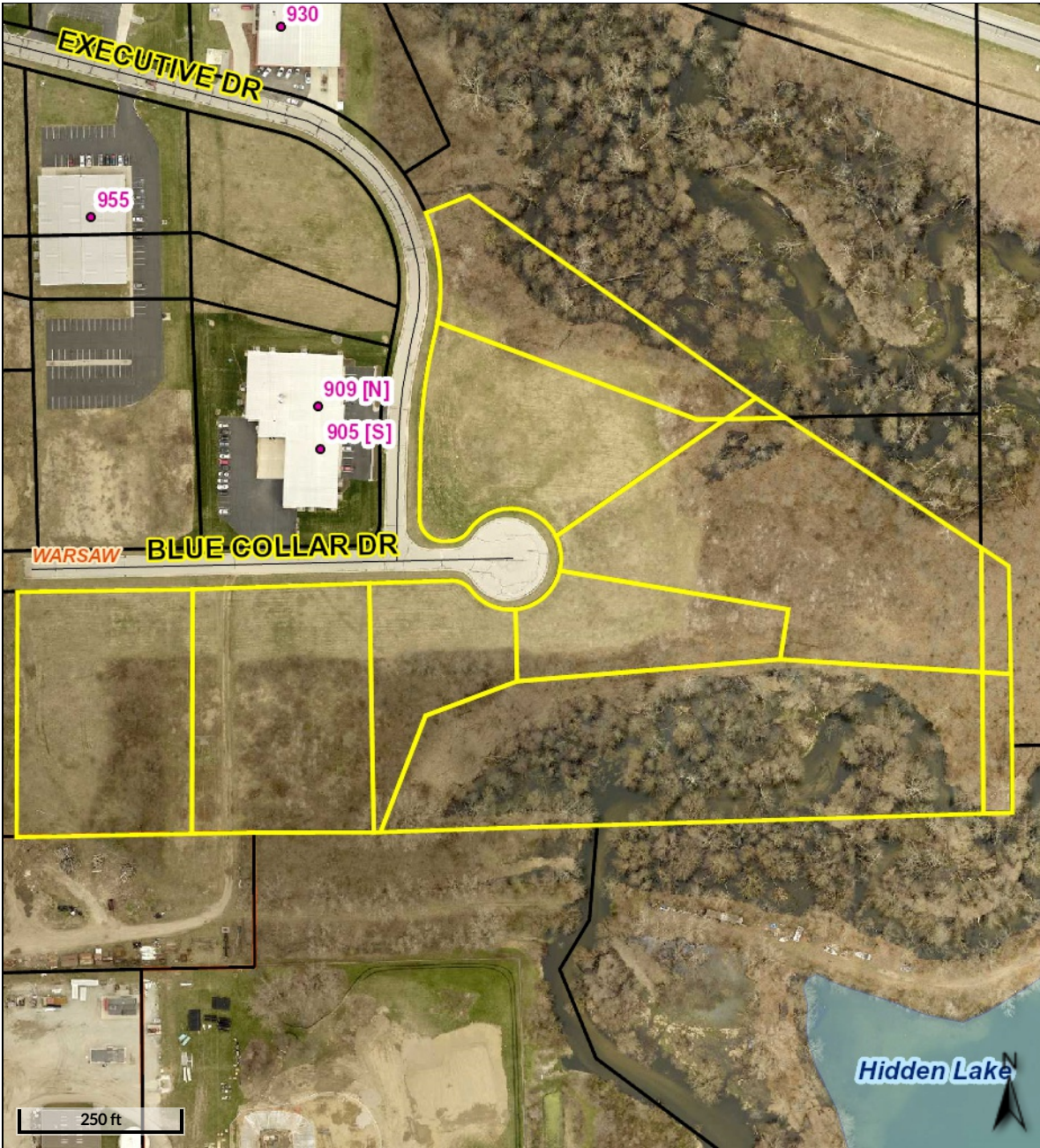
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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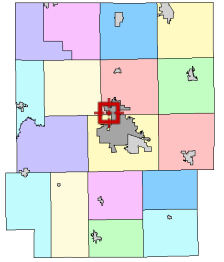
TRACT MAP



Plain Township - Kosciusko County



Overview



Legend

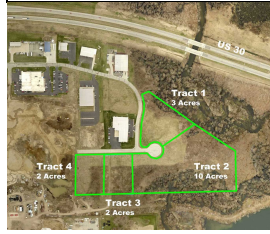
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Date created: 1/15/2021
Last Data Uploaded: 1/15/2021 4:55:11 AM

Developed by  Schneider
GEOSPATIAL

Listings as of 02/04/2021

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202103464 * Executive Drive Warsaw IN 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-07-31-200-032.000-017 **Type** Industrial Land
Sub McElroy Hill Business Park **Cross Street**
School District WRS Elem Madison JrH Edgewood **Lot #** SrH Warsaw
REO No **Short Sale** No
Legal Description 028-124-020 PT LOT 9 MCELROY HILL BUSINESS PARK REVISED & 028-124-020.A PT LOT 9 MCELROY
Directions From US 30, head South on 150 West. Turn East on Executive Drive. Property is located around the cul-de-sac.
Inside City Limits Y **City Zoning** I2 **County Zoning** **Zoning Description**

Remarks 17+/- Acres being offered in 4 tracts selling via Sealed Bid Auction! Bids are due on Friday, February 26, 2021 at 5:00 PM. This is Tract 1 which features 3.27+/- Acres built ready with utilities stubbed in place Zoned I-2! Great location just off of US 30 in the McElroy Hill Business Park! Bid on this tract individually or in combination with the other tracts! Sealed Bid information in Docs.

Agent Remarks Sealed Bid Auction: Bids due Fri. 2.26.21 at 5:00 pm Sealed Bid Information in Docs. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee's 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 to receive compensation. Client Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	3.2700 / 142,441 / 515 x 400
Parcel Desc	Cul-De-Sac, 3-5.9999	Platted Development	No	Platted Y/N Yes
Township	Plain	Date Lots Available		Price per Acre \$0.00
Type Use	Commercial, Industrial	Road Access	City	Road Surface Paved Road Frontage City
Type Water	Public, Available	Easements	Yes	
Type Sewer	Public, Available	Water Frontage		
Type Fuel	Available	Assn Dues	Not Applicable	
Electricity	Available	Other Fees		

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv	No	Can Property Be Divided?	No
Water Access		Water Name	Lake Type
Water Features		Water Frontage	Channel Frontage
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License #	AC31300015
Owner Name		Financing: Existing	Proposed
Annual Taxes \$114.68	Exemption	Year Taxes Payable 2020	Excluded Party None
Is Owner/Seller a Real Estate Licensee	No	Possession At Closing	Assessed Value
List Office Metzger Property Services, LLC - office: 260-982-0238	Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	List Agent Chad Metzger - Cell: 260-982-9050
Co-List Office		Co-List Agent	

Showing Instr	List Date 2/2/2021	Exp Date 4/30/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
Virtual Tours:	IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None	

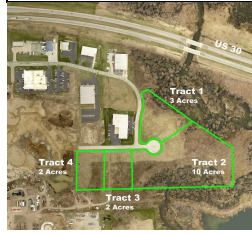
Pending Date	Closing Date	Selling Price	How Sold	CDOM 2
Total Concessions Paid	Sold/Concession Remarks			
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent	

Presented by: Chad Metzger / Metzger Property Services, LLC

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Listings as of 02/04/2021

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202103465 **** Executive Drive** Warsaw IN 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-07-31-200-046.000-017 **Type** Industrial Land
Sub McElroy Hill Business Park **Cross Street** **Lot #**
School District WRS Elem Madison **JrH** Edgewood **SrH** Warsaw
REO No **Short Sale** No
Legal Description 028-124-036.A PT LOT 10 MCELROY HILL BUSINESS PARK REVISED & 028-124-036 PT LOT 10
Directions From US 30, head South on 150 West. Turn East on Executive Drive. Property is located around the cul-de-sac.
Inside City Limits Y **City Zoning** I2 **County Zoning** **Zoning Description**

Remarks 17+/- Acres being offered in 4 tracts selling via Sealed Bid Auction! Bids are due on Friday, February 26, 2021 at 5:00 PM. This is Tract 2 which features 10.06+/- Acres built ready with utilities stubbed in place Zoned I-2! Great location just off of US 30 in the McElroy Hill Business Park! Bid on this tract individually or in combination with the other tracts! Sealed Bid information in Docs.

Agent Remarks Sealed Bid Auction: Bids due Fri. 2.26.21 at 5:00 pm Sealed Bid Information in Docs. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee's 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 to receive compensation. Client Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	10.0600 /	438,214 /	945 x 365	
Parcel Desc	Cul-De-Sac, 10-14.999		Platted Development	No		Platted Y/N	Yes
Township	Plain	Date Lots Available		Price per Acre	\$0.00		
Type Use	Commercial, Industrial	Road Access	City	Road Surface	Paved	Road Frontage	City
Type Water	Public, Available		Easements	Yes			
Type Sewer	Public, Available		Water Frontage				
Type Fuel	Available		Assn Dues	Not Applicable			
Electricity	Available		Other Fees				

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxes \$278.16 **Exemption** **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** At Closing
List Office Metzger Property Services, LLC - office: 260-982-0238 **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
List Date 2/2/2021 **Exp Date** 4/30/2021 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**

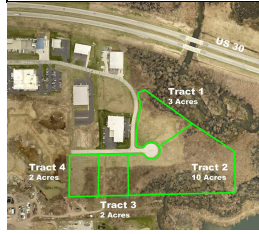
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 2
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Chad Metzger / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.

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Listings as of 02/04/2021

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes
MLS # 202103467 ******* Blue Collar Drive Warsaw IN 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-07-31-200-033.000-017 **Type** Industrial Land
Sub McElroy Hill Business Park **Cross Street**
School District WRS Elem Madison JrH Edgewood **Lot #** SrH Warsaw
REO No **Short Sale** No
Legal Description 028-124-024 LOT 13 MCELROY HILL BUSINESS PARK REVISED
Directions From US 30, head South on 150 West. Turn East on Executive Drive. Property is located around the cul-de-sac.
Inside City Limits Y **City Zoning** I2 **County Zoning** **Zoning Description**

Remarks 17+/- Acres being offered in 4 tracts selling via Sealed Bid Auction! Bids are due on Friday, February 26, 2021 at 5:00 PM. This is Tract 3 which features 2.09+/- Acres built ready with utilities stubbed in place Zoned I-2! Great location just off of US 30 in the McElroy Hill Business Park! Bid on this tract individually or in combination with the other tracts! Sealed Bid information in Docs.

Agent Remarks Sealed Bid Auction: Bids due Fri. 2.26.21 at 5:00 pm Sealed Bid Information in Docs. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee's 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 to receive compensation. Client Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	2.0900 / 91,040 / 365 x 260
Parcel Desc	Cul-De-Sac, 0-2.9999		Platted Development	No
Township	Plain	Date Lots Available		Price per Acre \$ \$0.00
Type Use	Commercial, Industrial	Road Access	City	Road Surface Paved Road Frontage City
Type Water	Public, Available		Easements	Yes
Type Sewer	Public, Available		Water Frontage	
Type Fuel	Available		Assn Dues	Not Applicable
Electricity	Available		Other Fees	

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name
Financing: Existing Proposed Excluded Party None
Annual Taxes \$73.20 **Exemption** **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** At Closing
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

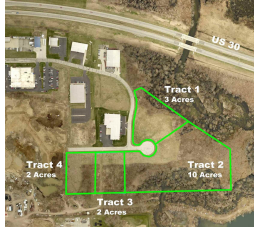
Showing Instr
List Date 2/2/2021 **Exp Date** 4/30/2021 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 2
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**
 Presented by: Chad Metzger / Metzger Property Services, LLC

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Listings as of 02/04/2021

Property Type LOTS AND LAND	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 202103468	**** Blue Collar Drive	Warsaw	IN 46580	Status Active
				LP \$0



Area Kosciusko County	Parcel ID 43-07-31-200-030.000-017	Type Industrial Land
Sub McElroy Hill Business Park	Cross Street	
School District WRS Elem Madison	JrH Edgewood	Lot # SrH Warsaw
REO No	Short Sale No	
Legal Description 028-124-025 LOT 14 MCELROY HILL BUSINESS PARK REVISED		
Directions From US 30, head South on 150 West. Turn East on Executive Drive. Property is located around the cul-de-sac.		
Inside City Limits Y	City Zoning I2	County Zoning Zoning Description

Remarks 17+/- Acres being offered in 4 tracts selling via Sealed Bid Auction! Bids are due on Friday, February 26, 2021 at 5:00 PM. This is Tract 4 which features 2.17+/- Acres built ready with utilities stubbed in place Zoned I-2! Great location just off of US 30 in the McElroy Hill Business Park! Bid on this tract individually or in combination with the other tracts! Sealed Bid information in Docs.

Agent Remarks Sealed Bid Auction: Bids due Fri. 2.26.21 at 5:00 pm Sealed Bid Information in Docs. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee's 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 to receive compensation. Client Registration form in docs.

Sec Lot Zoning	Lot Ac/SF/Dim 2.1700 / 94,525 / 355 x 260
Parcel Desc Cul-De-Sac, 0-2.9999	Platted Development No Platted Y/N Yes
Township Plain	Date Lots Available
Type Use Commercial, Industrial	Road Access City Road Surface Paved Price per Acre \$0.00 Road Frontage City
Type Water Public, Available	Easements Yes
Type Sewer Public, Available	Water Frontage
Type Fuel Available	Assn Dues Not Applicable
Electricity Available	Other Fees

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv No	Can Property Be Divided? No
Water Access	Water Name Lake Type
Water Features	Water Frontage Channel Frontage Water Access
Auction Yes Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Owner Name	Financing: Existing Proposed Excluded Party None
Annual Taxes \$75.64 Exemption	Year Taxes Payable 2020 Assessed Value
Is Owner/Seller a Real Estate Licensee No	Possession At Closing
List Office Metzger Property Services, LLC - office: 260-982-0238	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	List Date 2/2/2021 Exp Date 4/30/2021 Publish to Internet Yes Show Addr to Public Yes Allow AVM Yes Show Comments Yes
IDX Include Y Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None	Type of Sale
Virtual Tours:	Pending Date Closing Date Selling Price How Sold CDOM 2
Total Concessions Paid	Sold/Concession Remarks
Sell Off	Sell Agent Co-Sell Off Co-Sell Agent

Presented by: Chad Metzger / Metzger Property Services, LLC

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List View All DIRs

Record	1	of 1	Goto Record	go
Location ID	R43160	MPO ID	20695	
Type	SPOT	HPMS ID		
On NHS	No	On HPMS	No	
LRS ID		LRS Loc Pt.		
SF Group	U2_SWG	Route Type		
AF Group	U3_A	Route		
GF Group	U2_SWG	Active	Yes	
Class Dist Grp		Category		
Seas Clss Grp				
WIM Group				
QC Group	Default			
Funct'l Class	Local	Milepost		
Located On	150 W			
Loc On Alias				
BETWEEN	Executive Boulevard AND US 30			
More Detail				
STATION DATA				

Directions: 2-WAY NEG POS
1 1

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	8,871	760	9	50	8,369 (94%)	501 (6%)	
2018	7,346 ³		10	51	6,989 (95%)	356 (5%)	Grown from 2017
2017	7,317	714	10	51	6,961 (95%)	355 (5%)	
2016	7,027 ³		9	52	5,850 (83%)	1,176 (17%)	Grown from 2015
2015	7,006	647	9	52	5,833 (83%)	1,172 (17%)	

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
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VOLUME COUNT

Date	Int	Total
Tue 2/26/2019	15	8,844
Wed 9/13/2017	15	8,037
Tue 5/5/2015	15	7,218
Mon 5/4/2015	15	7,289

VOLUME TREND

Year	Annual Growth
2019	21%
2018	0%
2017	4%
2016	0%



SPEED

Date	Int	Pace	85th	Total
Tue 5/5/2015	15	30 - 40	39	7,218
Mon 5/4/2015	15	30 - 40	38	7,289

CLASSIFICATION

Date	Int	Total
Tue 2/26/2019	15	8,844
Wed 9/13/2017	15	8,037
Tue 5/5/2015	15	7,218

	
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	Mon 5/4/2015	15	7,289
			

WEIGH-IN-MOTION 			
Date	Axles	Avg GVW	Total
No Data			

PER VEHICLE			
Date	Axles	85th	Total
No Data			

GAP		
Date	Int	Total
No Data		

PARTIAL COUNT

Date Int 24-Hr Total

NOTES/FILES		
Note	Date	

...Generation after Generation



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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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