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Tract 1 3 Acres

Tract 4 2 Acres

> Tract 3 2 Acres

BIDS FEBRUARY 26 Executive Dr., Warsaw, IN Just south of US 30 on CR 150 W. to Executive Dr. Then East to the property.

Sealed Bid Industrial Real Estate

AUCTION

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

Tract 2 10 Acres

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 Spanle • Brian Evans • Dustin Dillon Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau **260-982-0238**

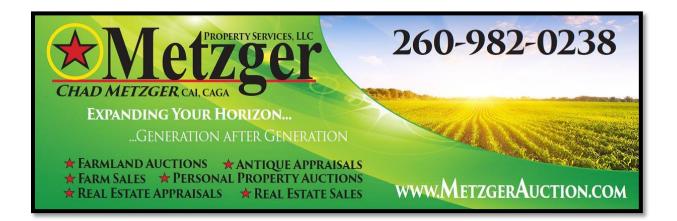
Sealed Bid Auction Information

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

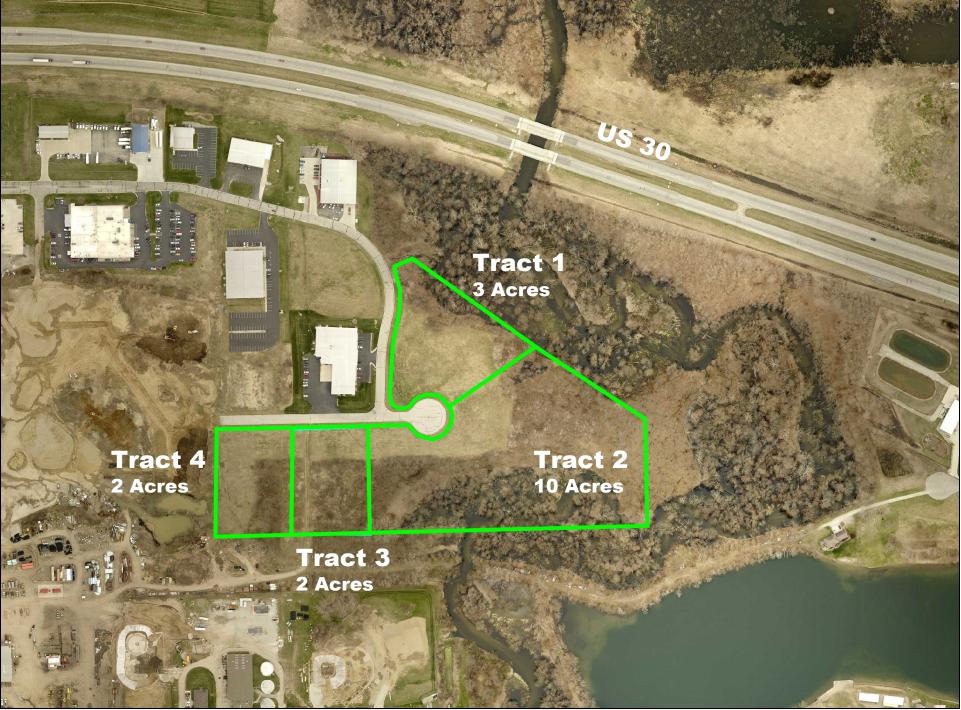
Bids due by: Friday, February 26, 2021 at 5:00 pm, no exceptions

- Mail to: Metzger Property Services 101 S. River Road North Manchester, IN 46962
- Questions: Email <u>tiff@metzgerauction.com</u> 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.

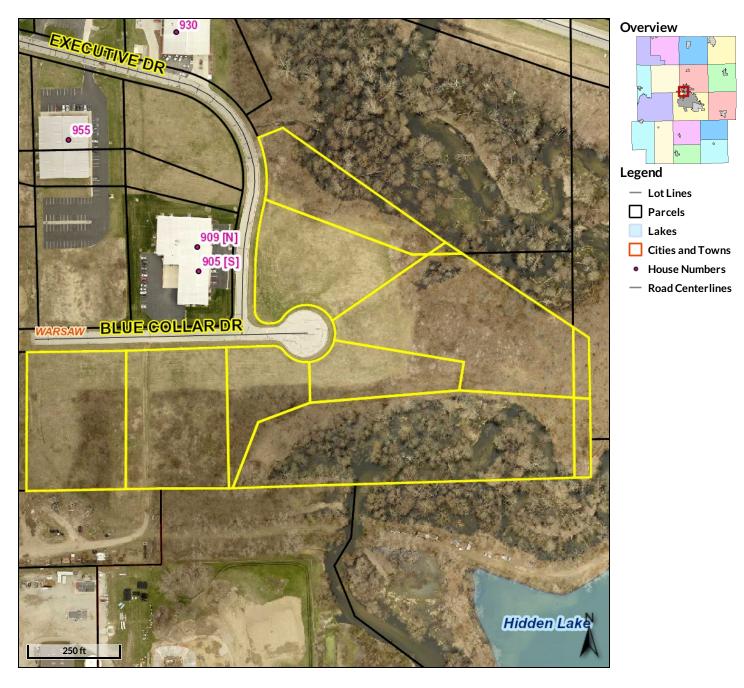


TRACT MAP



Plain Township - Kosciusko County

Beacon[™] Kosciusko County, IN



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





醛 Schedule a Showing

Page 1 of 1

Property Type LOTS AM	ND 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 Ir	ndustrial Land		
	Sub McElroy Hill Business Pa	irk Cross Stre	et			Lot #	
Tract 1	School District WRS Eler	n Madison	JrH	Edgewood	:	SrH Warsaw	
3 Acres	REO No	Sho	rt Sale No				
	Legal Description 028-124-	020 PT LOT 9 N	ACELROY HILL BUS	INESS PARK RE	EVISED & 028-	124-020.A PT LO	9 MCELROY
Tract 4 2 Acres 10 Acres	Directions From US 30, head	South on 150 V	West. Turn East on E	xecutive Drive. F	Property is locat	ted around the cul-	de-sac.
Tract 3 2 Acres	Inside City Limits Y City Z	oning 12	County Zoning	Zoning Descr	iption		

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.

Sec Lot Zoning	Lot A	Ac/SF/Dim 3.2700 /	142,441 / 51	5 x 400
Parcel Desc Cul-De-Sac, 3-5	9999 Platt	ed Development No		Platted Y/N Yes
ownship Plain	Date Lots Availab	le	Pri	i ce per Acre \$\$0.00
ype Use Commercial, Indus	trial Road Access (City Road	Surface Paved	Road Frontage City
ype Water Public, Available			Easements Yes	s
ype Sewer Public, Available			Water Frontage	
Type Fuel Available			Assn Dues	Not Applicable
Electricity Available			Other Fees	
eatures			DOCUMENTS AVAILA	BLE Aerial Photo, Agency
trctr/Bldg Imprv No				
an Property Be Divided?	No			
Vater Access				
Vater Name		Lake Type		
Vater Features				
Vater Frontage	Channel Fr	ontage	Wate	er Access
Auction Yes Auctioneer	Name Chad Metzger		Auctioneer Licens	se # AC31300015
Owner Name				
inancing: Existing	I	Proposed		Excluded Party None
Annual Taxes \$114.68 Ex	emption	Year Taxes	Payable 2020	Assessed Value
s Owner/Seller a Real Estate I	licensee No	Possession	At Closing	
ist Office Metzger Property S	Services, LLC - office: 260-982-0	List Agent	Chad Metzger - Cell:	260-982-9050
gent ID RB14045939	Agent E-mail	chad@metzgerauction.com	n	
o-List Office		Co-List Age	nt	
Showing Instr				
ist Date 2/2/2021 Exp	Date 4/30/2021 Publish	n to Internet Yes Sho	w Addr to Public	Yes Allow AVM Yes Show Comments
DX Include Y Contract	Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None
/irtual Tours:				Type of Sale
Pending Date	Closing Date	Selling Price	How Sold	CDOM 2
otal Concessions Paid	Sold/Concess	sion Remarks		
ell Off	Sell Agent	Co-Sell Off		Co-Sell Agent
	Presented by:	Chad Metzger / Metz	ger Property Services, Ll	LC
	Inform	mation is deemed reliable bu	t not guaranteed.	
	MLS content is Cop	yright © 2021 Indiana Regio	onal Multiple Listing Serv	rice LLC
	Featured properties n	nay not be listed by the offic	e/agent presenting this	brochure.



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Page 1 of 1

Property Type LOTS AN	ND LAND Status A	ctive		CDOM 2	DOM 2	Auction	Yes		
MLS # 202103465	** Executive Drive	Warsaw	IN 46580	Status Ac	tive	LP \$0			
	Area Kosciusko County	Parcel ID	43-07-31-200-046.	.000-017 Type Indu	strial Land				
	Sub McElroy Hill Busine	ss Park Cross Stre	et			Lot #			
Tract 1	School District WRS	Elem Madison	JrH	Edgewood	SrH	Warsaw			
3 Acres	REO No	Shor	rt Sale No						
	Legal Description 028	-124-036.A PT LOT 1	0 MCELROY HILL B	SUSINESS PARK RE	EVISED & 028-7	124-036 PT LOT	10		
Tract 4 Tract 2 2 Acres 10 Acres	Directions From US 30	Directions From US 30, head South on 150 West. Turn East on Executive Drive. Property is located around the cul-de-sac.							
Tract 3 2 Acres	Inside City Limits Y C	ity Zoning 12	County Zoning	Zoning Description	on				

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.

Sec Lot Zoning	Lot Ac/SF/Dim	10.0600 / 438,21	4 / 945 x 365	
Parcel Desc Cul-De-Sac, 10-14.999	Platted Developn	nent 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 F	Frontage City
Type Water Public, Available		Easeme	nts Yes	
Type Sewer Public, Available		Water Fr	rontage	
Type Fuel Available		Assn Du	Not Ap	plicable
Electricity Available		Other Fe	es	
Features		DOCUM	ENTS AVAILABLE Aerial Pt	noto, 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	Auc	tioneer License # AC3	1300015
Owner Name				
Financing: Existing	Proposed		Excluded	d Party None
Financing: Existing Annual Taxes \$278.16 Exemption	Proposed	Year Taxes Payable	2020 Excluded Assesse	•
	Proposed No	Year Taxes Payable Possession At Clos	2020 Assesse	•
Annual Taxes \$278.16 Exemption	No	Possession At Clos	2020 Assesse	•
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee	No C - office: 260-982-0238	Possession At Clos	2020 Assesse	•
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL	No C - office: 260-982-0238	Possession At Close List Agent Chad I	2020 Assesse	•
Annual Taxes\$278.16ExemptionIs Owner/Seller a Real Estate LicenseeList OfficeMetzger Property Services, LLAgent IDRB14045939	No C - office: 260-982-0238	Possession At Clos List Agent Chad I zgerauction.com	2020 Assesse	•
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr	No C - office: 260-982-0238	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent	2020 Assesse sing Metzger - Cell: 260-982-9050	d Value
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3	No C - office: 260-982-0238 Agent E-mail chad@meta 0/2021 Publish to Internet	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t	2020 Assesse sing Metzger - Cell: 260-982-9050	d Value /M Yes Show Comments Yes
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3	No C - office: 260-982-0238 Agent E-mail chad@meta 0/2021 Publish to Internet	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow A	d Value /M Yes Show Comments Yes sting Cond. None
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Exe	No C - office: 260-982-0238 Agent E-mail chad@met: 0/2021 Publish to Internet clusive Right to Sell	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis	d Value /M Yes Show Comments Yes sting Cond. None
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Exc Virtual Tours:	No C - office: 260-982-0238 Agent E-mail chad@met: 0/2021 Publish to Internet clusive Right to Sell	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t BBC 1.0% Vari Selling Price	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis Type of Sa	d Value /M Yes Show Comments Yes sting Cond. None le
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Exc Virtual Tours: Pending Date Closing Total Concessions Paid	No C - office: 260-982-0238 Agent E-mail chad@metz 0/2021 Publish to Internet clusive Right to Sell g Date	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t BBC 1.0% Vari Selling Price	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis Type of Sa How Sold	d Value /M Yes Show Comments Yes sting Cond. None le
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Exc Virtual Tours: Pending Date Closing Total Concessions Paid	No C - office: 260-982-0238 Agent E-mail chad@metz 0/2021 Publish to Internet clusive Right to Sell g Date Sold/Concession Remark Agent	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t BBC 1.0% Vari Selling Price ts Co-Sell Off	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis Type of Sa How Sold Co-S	d Value /M Yes Show Comments Yes sting Cond. None le CDOM 2
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Ex Virtual Tours: Pending Date Closing Total Concessions Paid Sell Off Sell A	No C - office: 260-982-0238 Agent E-mail chad@metz 0/2021 Publish to Internet clusive Right to Sell g Date Sold/Concession Remark Agent by: Chad Metz	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t BBC 1.0% Vari Selling Price	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis Type of Sa How Sold Co-S	d Value /M Yes Show Comments Yes sting Cond. None le CDOM 2
Annual Taxes \$278.16 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, LL Agent ID RB14045939 Co-List Office Showing Instr List Date 2/2/2021 Exp Date 4/3 IDX Include Y Contract Type Ex Virtual Tours: Pending Date Closing Total Concessions Paid Sell Off Sell A	No C - office: 260-982-0238 Agent E-mail chad@metz 0/2021 Publish to Internet clusive Right to Sell g Date Sold/Concession Remark Agent by: Chad Metz	Possession At Clos List Agent Chad I zgerauction.com Co-List Agent Yes Show Addr t BBC 1.0% Vari Selling Price ts Co-Sell Off zger / Metzger Prope med reliable but not guar	2020 Assesse sing Metzger - Cell: 260-982-9050 o Public Yes Allow AV able Rate No Special Lis Type of Sa How Sold Co-S rty Services, LLC ranteed.	d Value /M Yes Show Comments Yes sting Cond. None le CDOM 2



Schedule a Showing

Page	1	of	1
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Property Type LOTS A	AND LAND Status	Active		CDOM 2	DOM 2	Auction Yes
MLS # 202103467	*** Blue Collar Drive	Warsaw	IN 46580	Status Ac	tive	LP \$0
A State of the sta	Area Kosciusko Coun	ty Parcel ID	43-07-31-200-033.0	000-017 Type Indu	strial Land	
	Sub McElroy Hill Bus	iness Park Cross Stre	et			Lot #
Tract 1	School District W	RS Elem Madison	JrH	Edgewood	SrH	Warsaw
3 Acres	REO No	Shoi	rt Sale No			
	Legal Description	028-124-024 LOT 13 MC	ELROY HILL BUSINE	ESS PARK REVISE	D	
Tract 4 2 Acres 10 Acres	Directions From US	30, head South on 150 V	Vest. Turn East on Ex	cecutive Drive. Prop	erty is located a	around the cul-de-sac.
Tract 3 2 Acres	Inside City Limits Y	City Zoning 12	County Zoning	Zoning Description	on	

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.

Sec Lot	Zoning	Lot A	Ac/SF/Dim	2.0900 /	91,040	/ 3	65 x 260			
Parcel Desc	Cul-De-Sac, 0-2.9999	Platt	ed Developme	nt No				Platte	ed Y/N Yes	
Township	Plain	Date Lots Availab	le			Р	rice per Acr	e \$\$0.00		
Type Use	Commercial, Industrial	Road Access	City	Road	Surface	Paved	Ro	ad Frontage	City	
Type Water	Public, Available				Easements	s Y	es			
Type Sewer	Public, Available				Water From	ntage				
Type Fuel	Available				Assn Dues	5	No	t Applicable		
Electricity	Available				Other Fees	5				
Features					DOCUMEN	ITS AVAIL	ABLE Aeri	al Photo, Agency	ý	
Strctr/Bldg In	nprv No									
Can Property	Be Divided? No									
Water Acces	S									
Water Name			La	ake Type						
Water Featur	es									
Water Fronta	ge	Channel Fr	ontage			Wat	ter Access			
Auction Ye	es Auctioneer Name	Chad Metzger			Auctio	oneer Lice	nse #	AC31300015		
Owner Name										
Financing:	Existing	I	Proposed				Excl	uded Party	None	
Annual Taxes	s \$73.20 Exemption			Year Taxes I	Payable	2020	Asse	essed Value		
				Possession	At Closin	a				
	ler a Real Estate Licensee	No		1 000001011	At Olosin	iy				
Is Owner/Sel	ler a Real Estate Licensee Metzger Property Services, Ll			List Agent		-	I: 260-982-9	050		
ls Owner/Sel List Office				List Agent	Chad Me	-	l: 260-982-9	050		
ls Owner/Sel List Office	Metzger Property Services, Ll RB14045939	_C - office: 260-982-0)238 chad@metzg	List Agent	Chad Me n	-	1: 260-982-9	050		
ls Owner/Sell List Office Agent ID	Metzger Property Services, Ll RB14045939 e	_C - office: 260-982-0)238 chad@metzg	List Agent erauction.com	Chad Me n	-	l: 260-982-9	050		
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst	Metzger Property Services, Ll RB14045939 e tr	C - office: 260-982-0 Agent E-mail)238 chad@metzg	List Agent erauction.com Co-List Age	Chad Me n	etzger - Cel			Show Comments	Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3	C - office: 260-982-0 Agent E-mail	0238 chad@metzgi n to Internet	List Agent erauction.com Co-List Age	Chad Me n nt w Addr to I	etzger - Cel	Yes Allo v			Yes
Is Owner/Sell List Office Agent ID Co-List Offic Showing Inst List Date	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex	C - office: 260-982-0 Agent E-mail	0238 chad@metzgi n to Internet	List Agent erauction.con Co-List Agen Yes Sho	Chad Me n nt w Addr to I	etzger - Cel Public	Yes Allo v	w AVM Yes S I Listing Cond.		Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex	C - office: 260-982-0 Agent E-mail 80/2021 Publist clusive Right to Sell	0238 chad@metzg n to Internet Bf	List Agent erauction.con Co-List Agen Yes Sho	Chad Me n nt w Addr to I	etzger - Cel Public	Yes Allov Io Specia Type o	w AVM Yes S I Listing Cond.		Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date IDX Include Virtual Tours	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex : e Closin	C - office: 260-982-0 Agent E-mail 30/2021 Publish clusive Right to Sell g Date	0238 chad@metzg n to Internet Bf	List Agent erauction.con Co-List Agen Yes Sho BC 1.0%	Chad Me n nt ow Addr to I	etzger - Cel Public Ile Rate N	Yes Allov Io Specia Type o	w AVM Yes S I Listing Cond.	None	Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date IDX Include Virtual Tours Pending Date	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex : e Closin ssions Paid	C - office: 260-982-0 Agent E-mail 30/2021 Publish clusive Right to Sell g Date	0238 chad@metzg h to Internet Bi Se sion Remarks	List Agent erauction.con Co-List Agen Yes Sho BC 1.0%	Chad Me n nt ow Addr to I	etzger - Cel Public Ile Rate N	Yes Allow O Specia Type o Id	w AVM Yes S I Listing Cond.	None	Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex : e Closin ssions Paid	C - office: 260-982-0 Agent E-mail 30/2021 Publish clusive Right to Sell g Date Sold/Concest Agent	0238 chad@metzg h to Internet Bi Se sion Remarks	List Agent erauction.com Co-List Agen Yes Sho BC 1.0% elling Price Co-Sell Off	Chad Me n nt w Addr to I Variab	Public Public De Rate N How So	Yes Allow O Specia Type o Id	w AVM Yes S I Listing Cond. f Sale	None	Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex : e Closin ssions Paid Sell	C - office: 260-982-1 Agent E-mail 30/2021 Publish clusive Right to Sell g Date Sold/Concest Agent d by:	0238 chad@metzg h to Internet Bi Se sion Remarks	List Agent erauction.con Co-List Agen Yes Sho BC 1.0% elling Price Co-Sell Off er / Metze	Chad Me n nt Wariab ger Property	Public Public De Rate N How So	Yes Allow O Specia Type o Id	w AVM Yes S I Listing Cond. f Sale	None	Yes
Is Owner/Sell List Office Agent ID Co-List Office Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Metzger Property Services, Ll RB14045939 e tr 2/2/2021 Exp Date 4/3 Y Contract Type Ex : e Closin ssions Paid Sell	C - office: 260-982-1 Agent E-mail 30/2021 Publish clusive Right to Sell g Date Sold/Concest Agent d by:	0238 chad@metzgr h to Internet Bf Se Sion Remarks Chad Metzge nation is deeme	List Agent erauction.com Co-List Agen Yes Sho BC 1.0% elling Price Co-Sell Off er / Metzg ed reliable bu	Chad Me n nt ow Addr to I Variab ger Property t not guarar	Public Public Me Rate M How So Services, Inteed.	Yes Allov Io Specia Typeo Id LLC	w AVM Yes S I Listing Cond. f Sale	None	Yes



Schedule a Showing

Page 1 of 1

Property Type LOTS AN	ID LAND Status	ctive	C	DOM 2	DOM 2	2 Auction Yes	;
MLS # 202103468	**** Blue Collar Drive	Warsaw	IN 46580	Status Ac	ctive	LP \$0	
	Area Kosciusko County	Parcel ID 43-0	7-31-200-030.000-0)17 Type Indu	strial Land		
	Sub McElroy Hill Busine	ess Park Cross Street				Lot #	
Tract 1	School District WRS	Elem Madison	JrH Edg	jewood	5	SrH Warsaw	
3 Acres	REO No	Short Sale	No				
	Legal Description 02	3-124-025 LOT 14 MCELRO	Y HILL BUSINESS	PARK REVISE	D		
Tract 4 2 Acros	Directions From US 30	, head South on 150 West. T	Furn East on Execut	ive Drive. Prop	erty is locate	ed around the cul-de-sa	ac.
Tract 3	Inside City Limits Y	City Zoning 12 Count	y Zoning Zor	ning Descripti	on		

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.

Sec Lot Zoning	Lot Ac/SF/E	Dim 2.1700 / 9	94,525 / 355	5 x 260	
Parcel Desc Cul-De-Sac, 0-2.9999	Platted Dev	velopment No		Platted Y/N Yes	
Township Plain	Date Lots Available		Prie	ce per Acre \$\$0.00	
Type Use Commercial, Industrial	Road Access City	Road Su	rface Paved	Road Frontage City	
Type Water Public, Available		Ea	asements Yes	3	
Type Sewer Public, Available		Wa	ater Frontage		
Type Fuel Available		As	ssn Dues	Not Applicable	
Electricity Available		Ot	ther Fees		
Features		DC	OCUMENTS AVAILA	BLE Aerial Photo, Agency	
Strctr/Bldg Imprv No					
Can Property Be Divided? No					
Water Access					
Water Name		Lake Type			
Water Features					
Water Frontage	Channel Frontage	•		r Access	
Auction Yes Auctioneer Name	e Chad Metzger		Auctioneer Licens	e# AC31300015	
	• • • • • • • • • • • • • • • • • • •				
Owner Name					
Owner Name Financing: Existing	Propos			Excluded Party None	
Owner Name Financing: Existing Annual Taxes \$75.64 Exempti	Propos	Year Taxes Pay	yable 2020	Excluded Party None Assessed Value	
Owner Name Financing: Existing Annual Taxes \$75.64 Exemption Is Owner/Seller a Real Estate Licens	Propos ion see No	Year Taxes Pay Possession	yable 2020 At Closing	Assessed Value	
Owner Name Financing: Existing Annual Taxes \$75.64 Exempti Is Owner/Seller a Real Estate Licens List Office Metzger Property Service	Propos ion see No es, LLC - office: 260-982-0238	Year Taxes Pay Possession List Agent	yable 2020	Assessed Value	
Owner NameFinancing:ExistingAnnual Taxes\$75.64ExemptiIs Owner/Seller a Real Estate LicensList OfficeMetzger Property ServicAgent IDRB14045939	Propos ion see No es, LLC - office: 260-982-0238	Year Taxes Pay Possession List Agent @metzgerauction.com	yable 2020 At Closing	Assessed Value	
Owner Name Financing: Existing Annual Taxes \$75.64 Exempti Is Owner/Seller a Real Estate Licens List Office Metzger Property Service	Propos ion see No es, LLC - office: 260-982-0238	Year Taxes Pay Possession List Agent	yable 2020 At Closing	Assessed Value	
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ndiana Department of

Traffic Count Database System (TCDS)





Traffic Count Database System (TCDS)

Disclaimer: The data is provided pursuant to the Indiana Open Records Act. It represents accurate reproductions of the records on file with the Indiana Department of Transportation; however,... more

All DIRs

Record	d 🖊	I 🔺	1		of 1	Goto Re	ecord	go			
Locat	tion ID	R43160							MPO ID	20695	
	Туре	SPOT						н	IPMS ID		
0	n NHS	No						0	n HPMS	No	
L	.RS ID							LRS	Loc Pt.		
SF	Group	U2_SWG						Rou	ite Type		
AF	Group	U3_A						•	Route		
GF	Group	U2_SWG						•	Active	Yes	
Class Di	st Grp							С	ategory		
Seas Cls	ss Grp										
WIM	Group										
QC	Group	Default									
Fnct'l	Class	Local						N	/lilepost		
Locat	ed On	150 W						·			
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BET	WEEN	Executive	Boulevard	AND U	S 30						
More Deta	ail 🕨										
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Direction	ns: 2	-WAY	IEG POS	5 🙆							
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	Year	AADI	DHV-3	30	Κ%	D %	D	PA	B	С	Src
	2019	8,871	760		9	50	8,36	9 (94%)	501 (6%)	
	2018	7,346	3		10	51	6,98	9 (95%)	356 (5%)	Grown from 2017
	2017	7,317	714		10	51	6,96	1 (95%)	355 (1011 2017
	2016	7,027	3		9	52	5,85	0 (83%)	1,176	(17%)	Grown from 2015
	2015	7,006	647		9	52	5,83	3 (83%)	1,172		1011 2010
Travel D	Deman	d Model									
	Model Year	Mode AAD			/ PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PH	
VOLUM			•]	1			1	
VOLUM				14		Tota!		E TRENI			
-	т	Date	10	Int 15		Total	Year			al Grow	th
÷ ;		ue 2/26/20		15		8,844	2019			21%	
÷.		ed 9/13/2		15		8,037	2018			0%	
5		ue 5/5/20		15		7,218	2017			4%	
÷	N	1on 5/4/20	15	15		7,289	2016			0%	

SPEED						CLASSIFICATION			
	Date	Int	Pace	85th	Total		Date	Int	Total
ġ	Tue 5/5/2015	15	30 - 40	39	7,218	ş	Tue 2/26/2019	15	8,844
ġ	Mon 5/4/2015	15	30 - 40	38	7,289	ş	Wed 9/13/2017	15	8,037
					No. of Concession, Name	÷	Tue 5/5/2015	15	7.218

https://indot.ms2soft.com/tcds/tsearch.asp?loc=Indot&mod

1/19/2021

Traffic Count Database System (TCDS)

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				******	The More		5/4/2015	15	7,289	
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WEIGH-IN-MOTION						PER VEHICLE				
		Date Axles		GVW	Total		Date	Axles	85th	Total
No Data						No Data				
GAP	Det	-	lint	-	Fadal.					
	Date		Int	Total						
		No	Data							
PAR	TIAL CO	UNT								
	Date Int		24-Hr Total							
NOTE	ES/FILES									
Note							Date			

... Generation after Generation



260-982-0238 WWW.METZGERAUCTION.COM