Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

16.14± ACRES of PRIME FISHERS DEVELOPMENT LAND

0 E. 136th Street | Fishers, Indiana | Online Auction, Oct. 21st • 6 pm est

An exceptional opportunity to acquire 16.14± acres in the heart of one of Central Indiana's most dynamic growth markets. Located along E 136th Street in Fall Creek Township, Hamilton County, this property combines substantial acreage with a strategic Fishers location surrounded by residential growth and convenient access to major commercial, healthcare, entertainment and transportation corridors.

The surrounding landscape tells the story. Extensive established and newer residential communities surround the property, while nearby destinations include Hamilton Town Center, IU Health Fishers, Ruoff Music Center, restaurants, retail, hospitality and other commercial development. Interstate 69 provides connectivity to the greater Indianapolis metropolitan area and regional transportation network.



Adding to the property's long-term development story, the Fishers 2040 Comprehensive Plan specifically identifies the largely undeveloped 136th Street corridor between Olio Road and Atlantic Road as prime for future employment and commercial development. The City's comprehensive plan anticipates Fishers reaching nearly 135,000 residents by 2040, reinforcing the long-term growth story behind this location.

Public investment is occurring along the corridor as well. Current City projects along 136th Street include roadway improvements, enhanced lighting, multi-use paths, pedestrian bridges and upgraded drainage infrastructure, with the City describing these improvements as enhancing connectivity and supporting continued growth on the east side of Fishers.

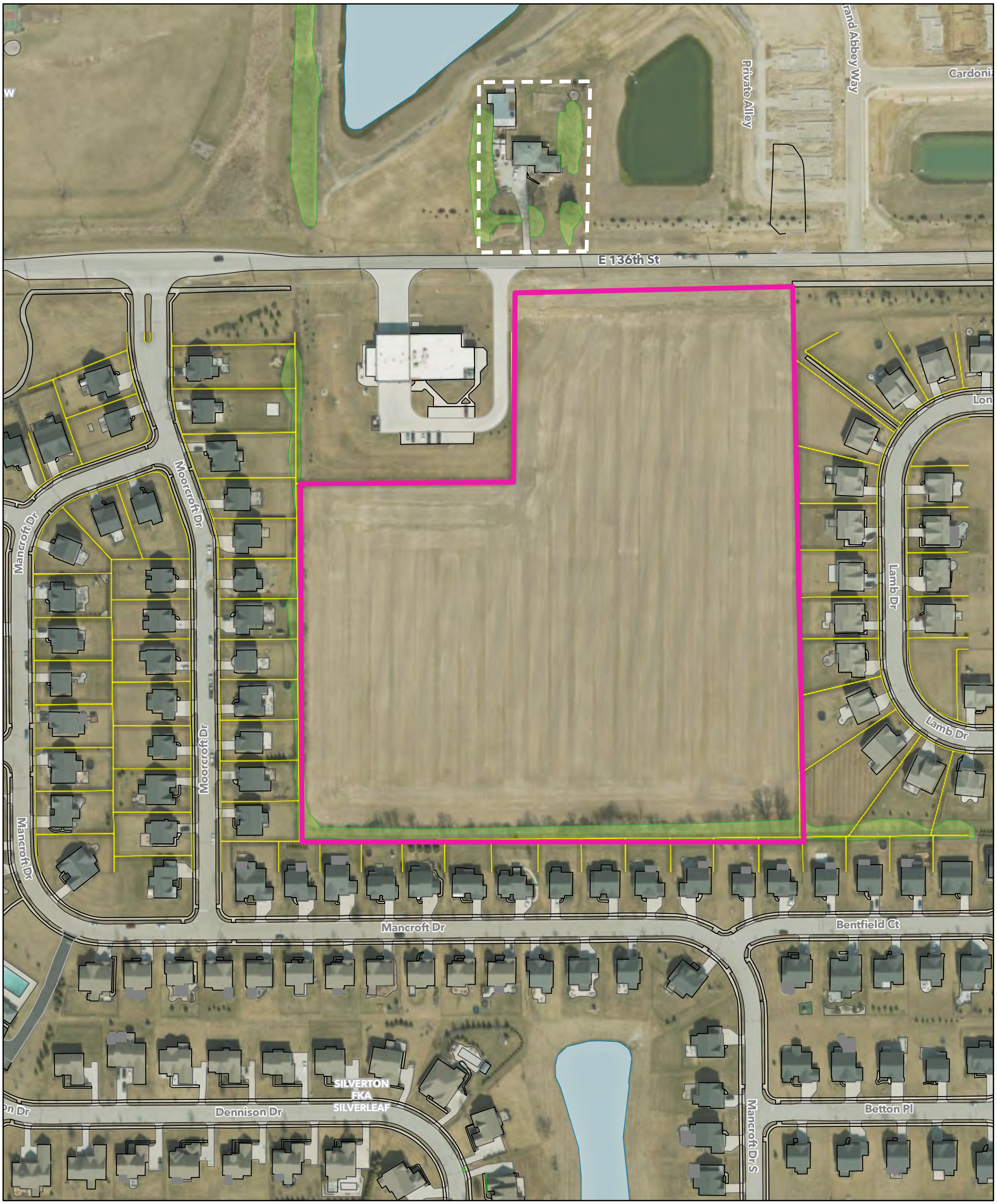
With 16.14± contiguous acres, a prominent E 136th Street location and significant residential and commercial investment throughout the surrounding area, this property presents a noteworthy opportunity for developers, builders, investors and land buyers seeking a position in the continued growth of Fishers.

Do not miss this exciting opportunity to acquire 16.14± acres positioned within one of Hamilton County's most active growth areas!

Auction Manager: Tim Pitts, Call/Text: 317.714.0432

www.BidMetzger.com

16.14+/- Acre Aerial Outline



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0 0.04 0.07 0.14 km

Hamilton County Surveyor's Office, IGIO, Microsoft, Vantor

Author: Hamilton County

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all

16.14± ACRES of PRIME FISHERS DEVELOPMENT LAND



ONLINE AUCTION
OCTOBER 21, 2026 | 6:00 PM EST

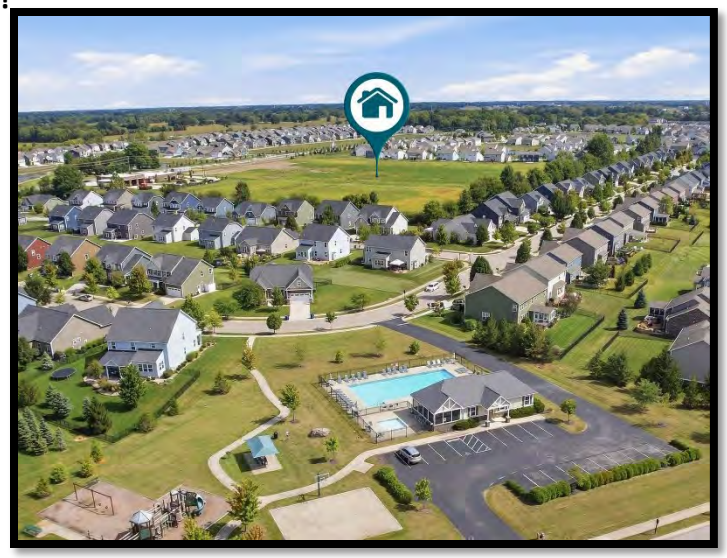
www.BidMetzger.com



PROPERTY HIGHLIGHTS:

- **16.14± contiguous acres in Fishers, Indiana**
- **Prominent E 136th Street location – 0 E. 136th Street, Fishers**
- **Surrounded by extensive established and expanding residential development**
- **Convenient access to the I-69 corridor**
- **Near Hamilton Town Center**
- **Near IU Health Fishers**
- **Near Ruoff Music Center**
- **Strong surrounding mix of retail, dining, hospitality, healthcare, entertainment and employment**
- **Fishers planning for continued long-term population growth**
- **136th Street corridor specifically addressed in the Fishers 2040 Comprehensive Plan**
- **Public infrastructure investment occurring along the east Fishers 136th Street corridor**
- **Prime development & investment opportunity!**





Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE LAND AUCTION TERMS

16.14± ACRES — PRIME FISHERS DEVELOPMENT OPPORTUNITY

This exciting opportunity will be offered via Online Auction on Wednesday, October 21st starting at 6 pm est. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids during the auction & the auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure & 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 Seller & the Buyer and the purchase price will adjust to the exact surveyed acres using your bid price per acre at the auction. A 3% Buyer's Premium will be added on top of the winning bid. An earnest money deposit of 10% down, will be due within 24 hours 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. Buyers 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) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

Once signed, the purchase agreement will be subject to the Hamilton Southeastern School Board's approval at their October 28, 2026, meeting.

The Sellers will provide a Warranty Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 23, 2026. Possession will be subject to the current tenant's rights to the 2026 fall harvest. The sellers will receive the 2026 farm income with the buyer to receive all income thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately $42.48 and those taxes will be prorated to the day of closing with the buyers to assume all taxes thereafter.

Metzger Property Services LLC, Chad Metzger, Tim Pitts, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on 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. Any other Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings their client attends. The Client Registration form is available on the bidding website.

Online Auction: Wed., October 21, 2026 • 6 pm est

0 E. 136th Street, Fishers, IN | Fall Creek Township | Hamilton County

Auction Manager, Tim Pitts: call/text, 317.714.0432

www.BidMetzger.com

Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202639564 **0 E 136th Street** **Fishers** **IN** **46037** **LP** **$0**



Area Hamilton County **Parcel ID** 29-12-30-000-002.101-020 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township FALL **REO** No **Short Sale** No
School District Hamilton Southeastern Schools **Elem** Thorpe Creek
Intermediate **JrH** Hamilton Southeastern **SrH** Hamilton Southeastern
Legal Description ACREAGE 16.14, SECTION 30, TOWNSHIP 18, RANGE 6
Directions to Property From Olio Road, go East on 136th Street, property is on the South Side of the Road just past Prairie Baptist Road & the Fishers Fire Station.

Inside City Limits Yes **City Zoning** PUD **County Zoning** **Zoning** PUDM: Planned Unit

Remarks 16.14± Acres of Prime Fishers Development Land is Selling via Online Auction, Wed. Oct. 21st at 6 pm. An exceptional opportunity to acquire 16.14± acres in the heart of one of Central Indiana's most dynamic growth markets. Located along E 136th Street in Fall Creek Township, Hamilton County, this property combines substantial acreage with a strategic Fishers location surrounded by residential growth and convenient access to major commercial, healthcare, entertainment and transportation corridors. The surrounding landscape tells the story. Extensive established and newer residential communities surround the property, while nearby destinations include Hamilton Town Center, IU Health Fishers, Ruoff Music Center, restaurants, retail, hospitality and other commercial development. Interstate 69 provides connectivity to the greater Indianapolis metropolitan area and regional transportation network. Adding to the property's long-term development story, the Fishers 2040 Comprehensive Plan specifically identifies the largely undeveloped 136th Street corridor between Olio Road and Atlantic Road as prime for future employment and commercial development. The City's comprehensive plan anticipates Fishers reaching nearly 135,000 residents by 2040, reinforcing the long-term growth story behind this location. Public investment is occurring along the corridor as well. Current City projects along 136th Street include roadway

Agent Remarks ONLINE AUCTION: Wed. Oct. 21st • 6 pm est FULL TERMS IN DOCS - RE BROKERS: Must register clients 24 hrs. in advance of the auction - Client Registration Form is on the bidding website.

Sec **Lot** **Lot Ac/SF/Dim** 16.1400 / 703,058 / 975x875
Lot Desc Level, Undeveloped, Tillable, 15+ **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $0.00
Type Agriculture, **Road** City **Road** Asphalt **Road** City

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water
Water **Channel** **Water**
Auctio Yes **Auctioneer Name** Chad Metzger, Tim Pitts **Auctioneer License #** AC31300015
Auction Location Online at **Auction Start Date** 9/24/2026
Financin **Existing** **Propos** **Excluded** None
Annual $42.48 **Exemptio** Tax Exempt **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** after 2026 harvest
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent ID RB21001581 **Agent** tpitts5467@hotmail.com
Co-List Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050
Showing Instr
List Date 9/24/202 **Exp** 12/31/20
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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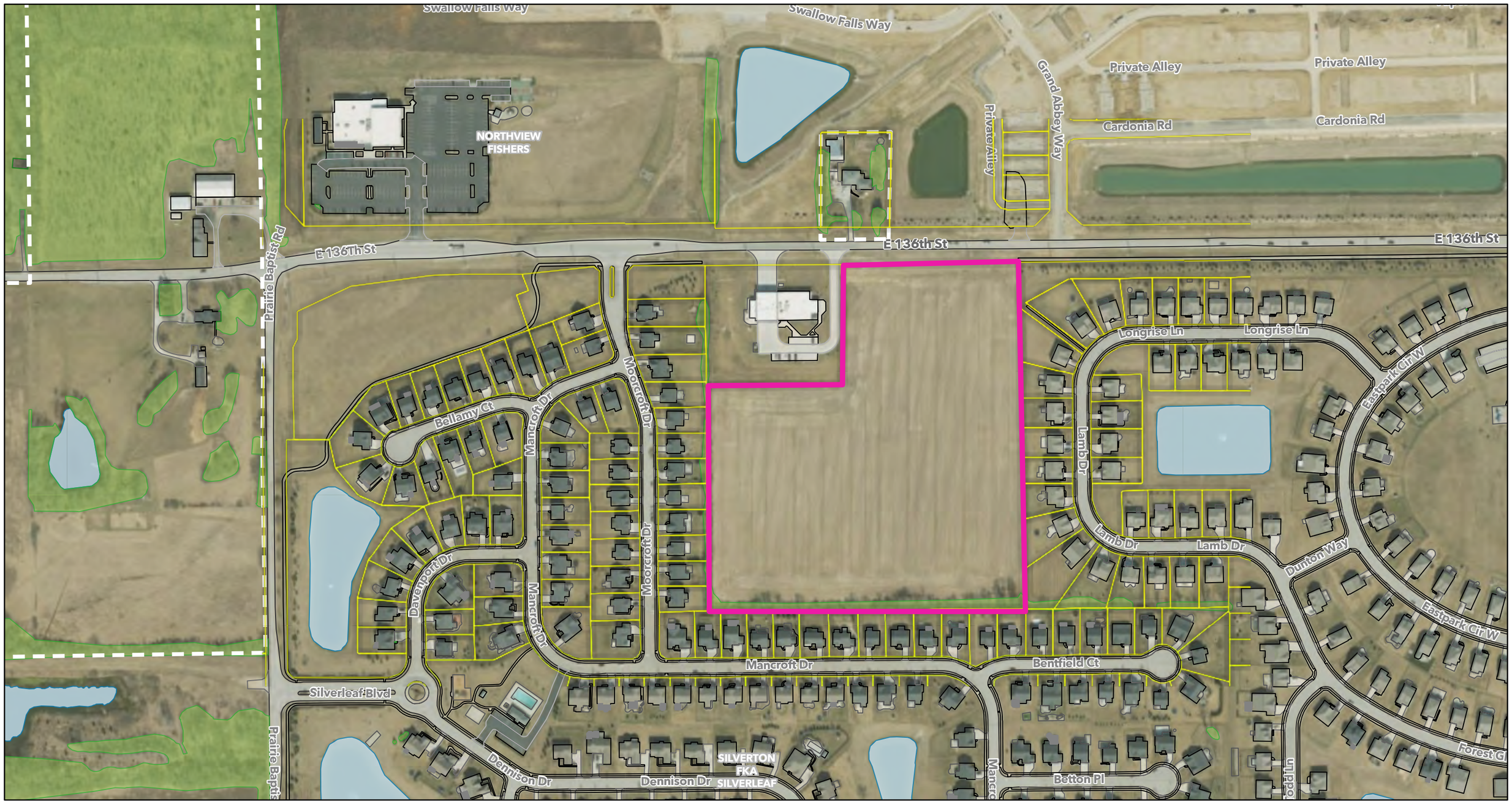
16.14 +/- Ac. AERIAL



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Hamilton County Surveyor's Office, IGIO, Vantor

Author: Hamilton County

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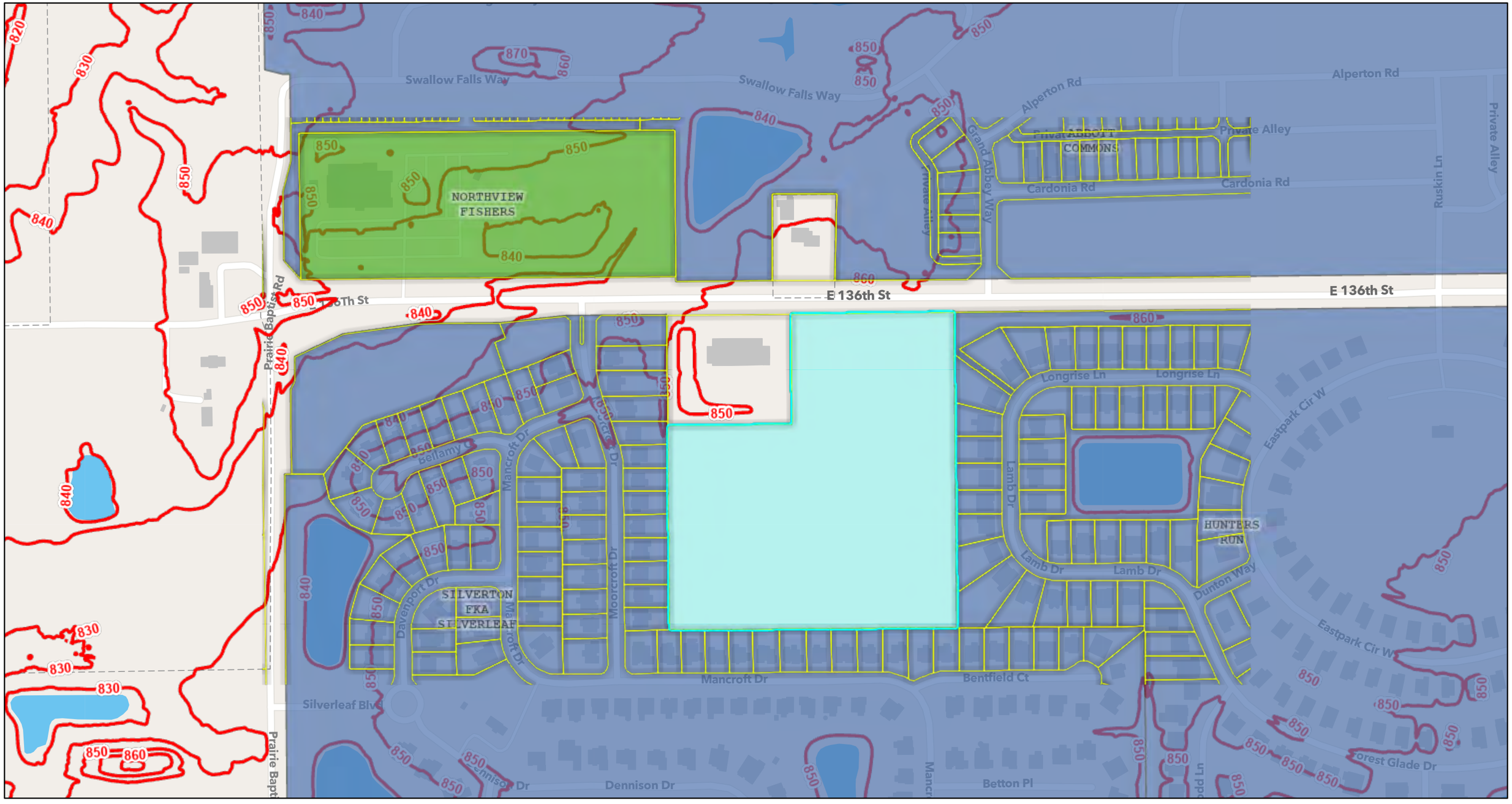

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0 0.05 0.1 0.2 km

Author: Hamilton County

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ADMINISTRATIVE INFORMATION

PARCEL NUMBER
29-12-30-000-002.101-020

Parent Parcel Number

Property Address
0 E 136th St

Neighborhood
293430 COMMERCIAL/INDUST - AG USE, 2%

Property Class
650 Exempt: Board of Education

TAXING DISTRICT INFORMATION

Jurisdiction 29
Area 013 FALL CREEK
Corporation N
District 020
Fishers-Fall Creek Twp

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
16.1400

Admin Legal
16.1400

OWNERSHIP

Hamilton Southeastern Schools
13485 Cumberland Rd
Fishers, IN 46038

Acreage 16.14, Section 30, Township 18, Range 6

Tax ID 1312300000002101 Printed 04/24/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
01/23/2007	FISHERS EAST, LLC	$730000

EXEMPT

VALUATION RECORD

Assessment Year		01/01/2021	01/01/2022	01/01/2023	01/01/2024	01/01/2025	01/01/2025	01/01/2026
Reason for Change		Trend	Split	Trend	REVAL	REVAL	Trend	Annual Trend
VALUATION	L	2000000	25600	32400	37500	39400	34900	34900
Appraised Value	B	0	0	0	0	0	0	0
	T	2000000	25600	32400	37500	39400	34900	34900
VALUATION	L	2000000	25600	32400	37500	39400	34900	34900
True Tax Value	B	0	0	0	0	0	0	0
	T	2000000	25600	32400	37500	39400	34900	34900

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 TILLABLE LAND	CrA	16.1400		1.02	2120.00	2162.00	34890		34890

MISC: Moved to Comm. Nghb. 01/01/2017 SRB
NC07: SPLIT FROM 002.001 TLM/LJ 7/7/07
NC22: Split to create 002.111 10/28/2021 SRB
NC24: R.O.W split 09/05/2023 SRB
RV22: REVIEW 07/13/2021 SRB/KAP
RV24: Reviewed 05/30/2023 SRB

FARMLAND COMPUTATIONS

Parcel Acreage		16.1400
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	
83 UT Towers NV	[-]	
9 Homesite(s)	[-]	
91/92 Excess Acreage	[-]	
TOTAL ACRES FARMLAND		16.1400
TRUE TAX VALUE		34890

Supplemental Cards

TRUE TAX VALUE 34890

Measured Acreage	16.1400
Average True Tax Value/Acre	2162
TRUE TAX VALUE FARMLAND	34890
Classified Land Total	
Homesite(s) Value (+)	
Excess Acreage Value (+)	
Supplemental Cards	
TOTAL LAND VALUE	34900

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!

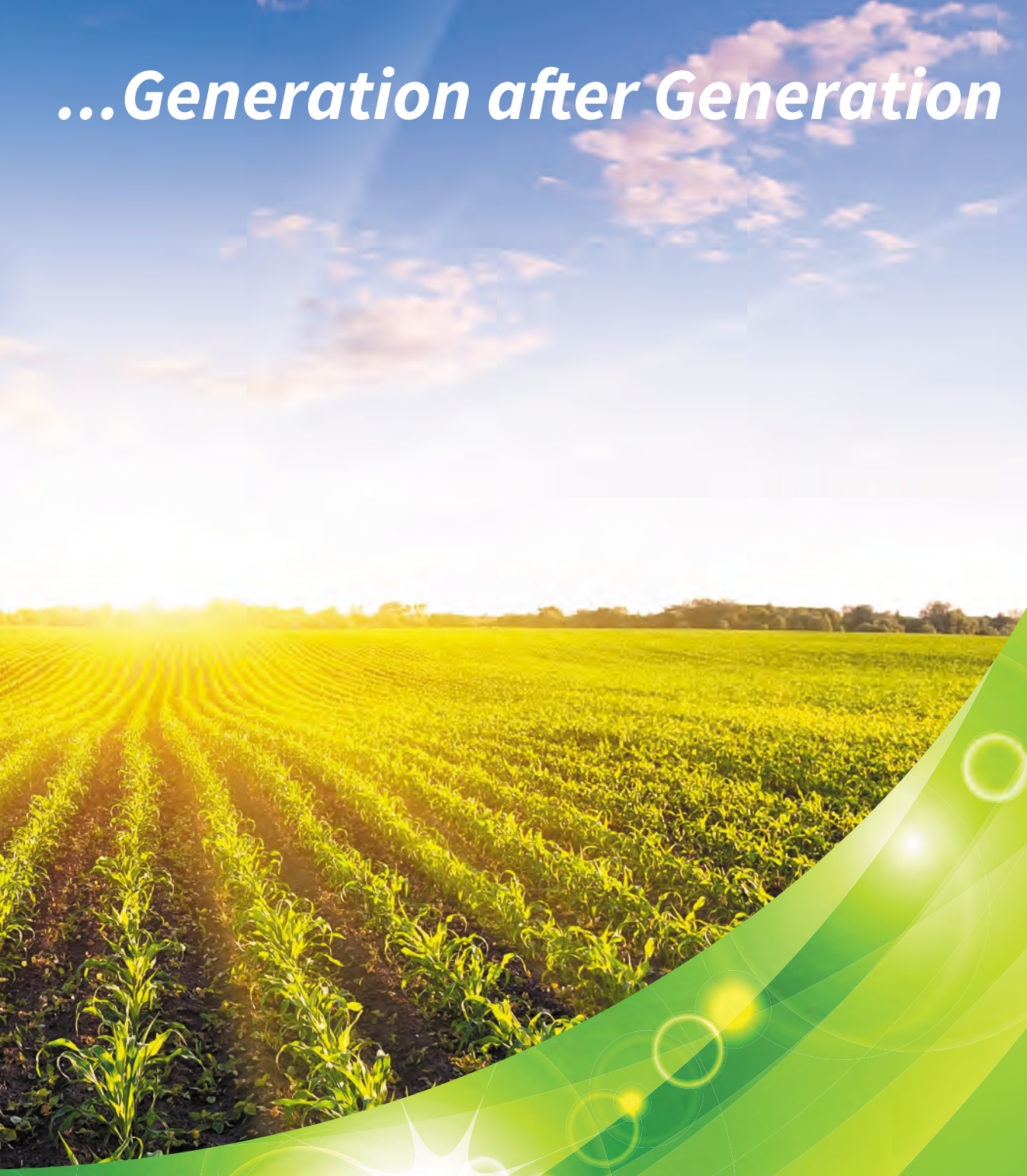
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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

...Generation after Generation



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