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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

**12,000+ SF Commercial Building!**

This property will be offered at Auction on Saturday, August 10, 2024 at 10 am! Bid Live In-Person or Online! 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 \$10,000 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 13, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,150.00. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. 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. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends including the auction to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, August 10, 2024 at 10 am**

**Bid Live In-Person or Online!**

**1550 Wentzel St., Rochester, IN 46975**

**Rochester Township • Fulton County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

260-982-0238

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[www.METZGERAUCTION.COM](http://www.METZGERAUCTION.COM)







<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 3	<b>DOM</b> 3	<b>Auction</b> Yes
<b>MLS</b> 202427417	1550 Wentzel Street	Rochester	IN 46975	<b>Statu</b> Active <b>LP</b> \$0



<b>Area</b> Fulton County	<b>Parcel ID</b> 25-07-91-200-019.010-008	<b>Type</b> Mixed Use
<b>Cross Street</b>	<b>Age</b> 32	
<b>REO</b> N	<b>Short Sale</b> No	
<b>Legal Description</b> DANZINGER W1/2 LOT 25 ALSO 20' ADJ TO W SIDE LOT 25 & N 35' W Pt Lot 24 Danzingers Also adj E1/2		
<b>Directions</b> Head north out of Rochester on Old US 31. Turn east on Lucas St, then north on Wentzel St. Property is on the west		
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> <b>Zoning Description</b> IN

**Remarks** 12,000+ SF Commercial Building going to Auction on Saturday, August 10, 2024 at 10 am! Expansive 12,000 sf commercial building, featuring versatile warehouse and workshop space designed to accommodate a wide range of business needs. Boasting 2 overhead doors & a loading dock, this property offers seamless access for loading and unloading of goods and materials. Multiple office spaces, breakroom, kitchen area, & 2 bathrooms - 1 with a shower. Situated on 2.3+/- acres, the property features ample gravel parking, ensuring convenience and accessibility for employees and customers alike. Whether you're looking to expand your business operations or establish a new venture, this commercial building is a great opportunity to create a workspace tailored to your business needs. Open House: Monday, August 5th 5:30-6pm

**Agent Remarks** Auction: Sat. 8.10.24 10 am Open House: Mon. 8.5.24 5:30-6pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b> Lo 25	<b>Township</b> Rochester	<b>Lot Ac/SF/Dim</b> 2.3200 / 101,059 / 330x315	<b>Src</b>
<b>Year Built</b> 1992	<b>Age</b> 32	<b>Exterior</b> Metal	<b>Foundation</b> Slab
<b>Const Type</b> site built	<b>Years Established</b>	<b>Stories</b> 1.0	<b>Total Restrooms</b> 2
<b>Bldg #1 Total Above Gd SqFt</b> 12,000	<b>Total # Bldgs</b> 1	<b>Story</b> 1	<b>Finished Office SqFt</b> 1,800
<b>Bldg #2 Total Above Gd SqFt</b>	<b>Total Below Gd SqFt</b> 0	<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> Township, Volunteer	<b>Fire Doors</b>	<b>No</b>
<b>Bldg Height</b>	<b>Roof Material</b> Metal	<b>Int Height</b>	12
<b>Interior Walls</b> Drywall, Metal, Wood	<b>Ceiling Height</b> 12	<b>Column Spcg</b>	n/a
<b>Flooring</b> Carpet, Concrete, Vinyl	<b>Parking</b> Gravel, Lot, Off-Street	<b>Water</b>	City
<b>Road Access</b> County	<b>Equipment</b> No	<b>Well Type</b>	
<b>Currently Lsd</b> No	<b>Enterprise Zone</b> No	<b>Sewer</b>	City
		<b>Fuel /</b>	Gas, Forced Air
		<b>Heating</b>	
		<b>Cooling</b>	Central Air
		<b>Burglar Alarm</b>	No
		<b>Channel Frtg</b>	
		<b>Water Frtg</b>	

**SALE INCLUDES** Building, Land  
**INTERNAL ROOMS** Office, Warehouse, Workroom  
**SPECIAL FEATURES** Overhead Door 1, Overhead Door 2, Office Space

<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</b>	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,150.0	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2024
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Assessed Value \$</b>
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238		<b>Possession</b> at closing
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 7/23/2024	<b>Exp Date</b> 12/31/2024	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Show Addr to Public</b> Yes
		<b>Allow AVM</b> Ye
		<b>Show Comments</b> Yes
		<b>Special Listing Cond.</b> None
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	
<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>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>CDOM</b> 3
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Selling Agent</b>	

**Presented by:** Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **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](mailto:info@metzgerauction.com)**



25-07-91-200-019.010-008

Pro Tree Service & Stump Remo

1550 Wentzel St

370, Small Shop

99085-008/99085-008

1/2

General Information

Parcel Number 25-07-91-200-019.010-008

Local Parcel Number 00911900200

Tax ID:

Routing Number 07-91-000-063

Property Class 370 Small Shop

Year: 2023

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 008 (Local 009) ROCHESTER TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 99085-008 99085-008

Section/Plat

Location Address (1) 1550 Wentzel St ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 99085-008I

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 3

Ownership

Pro Tree Service & Stump Removal of 1550 Wentzel St Rochester, IN 46975

Legal

Danzinger W1/2 Lot 25 Also 20' Adj To W Side Lot 25



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for lots 11, 12, 13.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 10/29/2018, 10/29/2018, 09/15/2010, 06/21/2005.

Industrial

Notes

10/20/2020 21RS: 10/20/2020: Per cyc/rev Shop Obs removed, Truck well moved to Special Feature - Carport metal x2 & carport pole added -kah

6/12/2012 : PER DUDLEY: REMOVE SV AND CHG. OBS FROM 30% TO 40% -- ALSO CHG. MARKET MODEL TO INDUSTRIAL ----12 PAY 13 AND 13 PAY 14 ---DM.

9/26/2011 : CYC/REV. 4/26/11--RTO--A/C IN OFFICE ONLY--(1800 SF), 12 PAY 13 ---DM.

10/15/2010 : CHECKED FOR VALID SALE 10/15/10 SR

11/14/2009 : CORRECTED LAND USAGE, PROPERTY CLASS FROM 480 TO 370; GAVE BLDG 30% VACANCY FACTOR; RECHECK 2010 FOR BLDG BEING USED. SIGN SAID GRAND OPENING BUT GAVE NO DATE PER CYCLICAL REVIEW INFORMATION. 11-14-09 JD

3/1/2009 : 0091901500 1.958A FROM FULTON CO ASSOC OF RETARDED CITIZENS INC. ADDED FOR 1993 PAY 1994.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.96), Actual Frontage (0), Developer Discount, Parcel Acreage (1.96), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.96), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$31,300), Total Value (\$31,300).

General Information

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Small Shop
<b>Description</b>	SHOP	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	1: 1(520')
<b>Heating</b>	12000 sqft
<b>A/C</b>	1800 sqft
<b>Sprinkler</b>	

Plumbing RES/CI

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	0	0
<b>Add Fixtures</b>	0	6	6	6
<b>Total</b>	0	0	6	6

Roofing

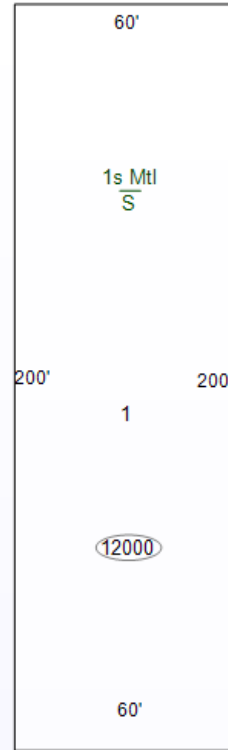
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Floor/Use Computations

<b>Pricing Key</b>	GCI	GCI
<b>Use</b>	SMSHOP	INDOFF
<b>Use Area</b>	10200 sqft	1800 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	85.0%	15.0%
<b>Eff Perimeter</b>	520'	520'
<b>PAR</b>	4	4
<b># of Units / AC</b>	0 / N	0 / N

<b>Avg Unit sz dpth</b>		
<b>Floor</b>	1	1
<b>Wall Height</b>	12'	12'

<b>Base Rate</b>	\$49.66	\$81.25
<b>Frame Adj</b>	(\$12.47)	(\$11.83)
<b>Wall Height Adj</b>	(\$0.56)	\$0.00
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00

<b>Adj Base Rate</b>	\$36.63	\$69.42
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	\$36.63	\$69.42

<b>Interior Finish</b>	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00

<b>Unit Finish/SR</b>	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00
<b>S.F. Price</b>	\$36.63	\$69.42
<b>Sub-Total</b>		

<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	\$373,626	\$124,956

Building Computations

Description	Value	Description	Value
DF, TW/R 416' 416sqft	\$21,650		

<b>Sub-Total (all floors)</b>	\$498,582	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	\$529,832
Plumbing	\$9,600	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.88
Special Features	\$21,650	<b>Repl. Cost New</b>	\$373,002
Exterior Features	\$0		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: SHOP	0%	1	Metal	D	1992	1992	31 A		0.88		12,000 sqft	\$373,002	80%	\$74,600	0%	100%	1.000	1.4300	\$106,700
2: Carport Metal 1	0%	1		E	2012	2012	11 A	\$10.10	0.88	\$1.41	18'x20'	\$508	25%	\$380	0%	100%	1.000	1.0000	\$400
3: Carport Metal 2	0%	1		E	2012	2012	11 A	\$10.10	0.88	\$1.41	18'x20'	\$508	25%	\$380	0%	100%	1.000	1.0000	\$400
4: Carport Pole	0%	1		E+2	2012	2012	11 A	\$10.10	0.88	\$2.12	24'x24'	\$1,220	25%	\$910	0%	100%	1.000	1.0000	\$900



General Information

Parcel Number 25-07-91-200-019.012-008
Local Parcel Number 00911000600

Tax ID:

Routing Number 07-91-000-062

Property Class 400 Vacant Land

Year: 2023

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 008 (Local 009) ROCHESTER TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 99085-008 99085-008

Section/Plat

Location Address (1) BESIDE 1550 WENTZEL ST ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 99085-008C

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 3

Ownership

Pro Tree Services & Stump Removal of Rochester, LLC 1550 Wentzel St Rochester, IN 46975

Legal

DANZINGERS W PART LOT 24

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/29/2018 to 12/05/1984.

Notes

10/12/2020 21RS: 10/12/2020: Per cyc/rev No changes made lc/kah
4/16/2012 : SPLIT FR 009-109006-00 DONE FOR 2013 PAY 2014



Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 13, A, 0, 0.264, 1.00, \$9,000, \$9,000, \$2,376, 0%, 0%, 1.0000, \$2,380

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (0), Developer Discount, Parcel Acreage (0.26), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.26), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$2,400), Total Value (\$2,400)

*...Generation after Generation*



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