

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Storage Units near Lake Wawasee!

This property will be offered via an Online Only Auction on Wednesday, October 2, 2024 -- Bidding begins closing out at 6:30 pm! 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. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% 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. *A 2.5% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 November 8, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$1,473.04. 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. The Client Registration form is available upon request.

Online Auction: Wednesday, October 2, 2024

Bidding begins closing out at 6:30 pm!

8211 E. 1290 N., Syracuse, IN 46567

Turkey Creek Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

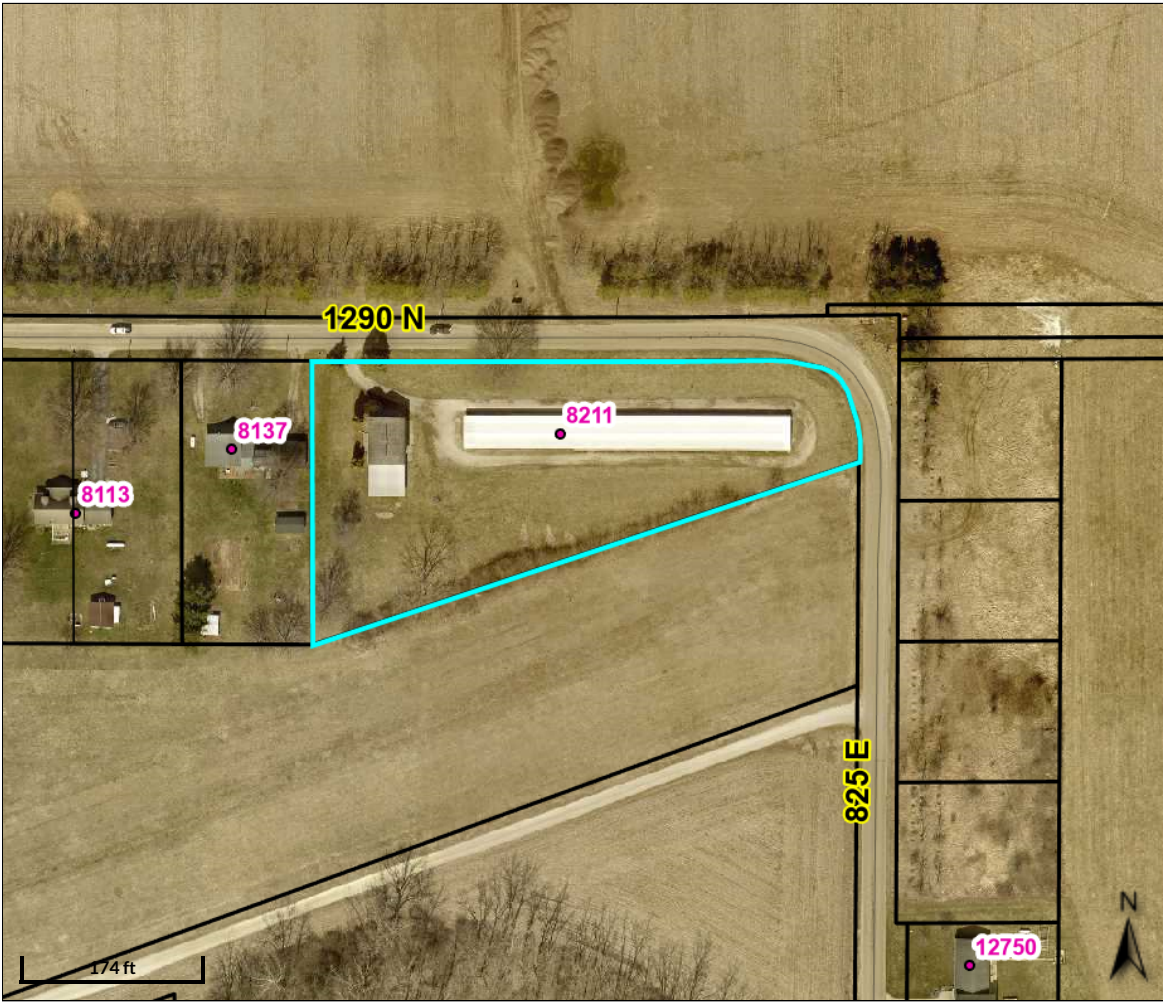


Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

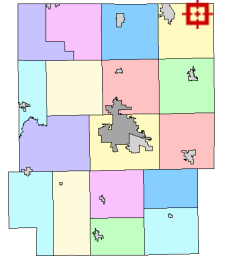
260-982-0238

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

WWW.METZGERAUCTION.COM



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	007-042-003	Alternate ID	007-716001-06	Owner Address	8211 E 1290 N Syracuse LLC
Sec/Twp/Rng	0011-0034-7	Class	COMMERCIAL MINI-WAREHOUSE		10585 N Meridian St Ste 201
Property Address	8211 E 1290 N	Acreage	2.29		Carmel, IN 46290
	SYRACUSE				
District	Turkey Creek				
Brief Tax Description	007-042-003				
	Tr Nw 11-34-7 2.29a				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/30/2024
 Last Data Uploaded: 8/30/2024 10:38:09 AM

Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202434872	8211 E 1290 N	Syracuse	IN 46567	Statu Active LP \$0



Area Kosciusko County	Parcel ID 43-04-11-400-075.000-025	Type Special Purpose
Cross Street	Age 24	
REO N	Short Sale No	
Legal Description 7-42-3 TR NW 11-34-7 2.29A		
Directions East of Syracuse, on the north side of Lake Wawasee. Take 1250 N to 850 E. Property is on the corner of 850 E &		

Inside City Limits	City Zoning	County Zoning	Zoning Description
---------------------------	--------------------	----------------------	---------------------------

Remarks Multiple Storage Unit Building & Storage Barn selling via Online Only Auction on Wednesday, October 2, 2024 -- Bidding begins closing out at 6:30 pm! Great Income Producing Property! This 9000 sf building has 48 units in various sizes with an additional 2100 sf Bank Barn for more storage space situated on 2+/- acres near Lake Wawasee. An ideal investment for those looking to capitalize on the growing demand for storage solutions in the area.

Agent Remarks Online Auction: Wed. 10.2.24 6:30pm A 2.5% buyer's premium will be added to the winning invoice. 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lo	Township Turkey Creek	Lot Ac/SF/Dim 2.2900 / 99,752 / 260x530	Src
Year Built 2000	Age 24	New No	Years Established	Exterior Metal
Const Type site built	Total # Bldgs 2		Stories 1.0	Foundation None
Bldg #1 Total Above Gd SqFt 9,000	Total Below Gd SqFt 0		Story 1	Total Restrooms 0
Bldg #2 Total Above Gd SqFt 2,100	Total Below Gd SqFt 0		Story 1	Finished Office SqFt 0
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt		Story	Finished Office SqFt
Location	Fire Protection Township, Volunteer	Fire Doors No		
Bldg Height	Roof Material Metal	Int Height 9 feet		
Interior Walls Metal, Wood	Ceiling Height 9 feet	Column Spcg n/a		
Flooring Concrete, Wood	Parking Gravel, Lot, Private	Water None		
Road Access County	Equipment No	Well Type		
Currently Lsd No	Enterprise Zone No	Sewer None		
		Fuel / None		
		Heating		
		Cooling None		
		Burglar Alarm Yes		
		Channel Frtg		
		Water Frtg		

SALE INCLUDES Building, Business, Land

SPECIAL FEATURES None

PROPERTY USE Investment Property, Bus. Included w/Property

Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger & Tim Pitts	Auctioneer License # AC31300015
Occupancy	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$1,473.0	Exemption	Assessed Value \$
Is Owner/Seller a Real Estate Licensee No	Year Taxes Payable 2024	Possession at closing
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432	
Agent ID RB21001581	Agent E-mail tpitts5467@hotmail.com	
Co-List Office	Co-List Agent	
Showing Instr Showingtime		
List Date 9/10/2024	Exp Date 12/31/2024	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Seller Concessions Offer Y/N	Seller Concession Amount \$	Allow AVM Yes
Virtual Tour		Show Comments Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Sold/Concession Remarks	Type of Sale
Sell Office	Sell Agent	How Sold
Co-Sell Office	Co-Selling Agent	CDOM 0

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

田	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13	B14	B15	B16	B17	B18	B19	B20		
							C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	C20		
カ																												

VACANT SPACES AND SCHEDULED MOVE OUTS

SYRACUSE HOMETOWN STORAGE
 8211 E 1290 N, Syracuse, IN 46567

REPORT FOR:
SEP 9, 2024

UNIT TYPE	SIZE	SF	AMENITY	ACCESS	# V	TOT	OCC PCT	STD RT	MG RT	VACANT UNITS (FIRST 5)	SCHEDULED MOVE OUT	CURRENT PROMOS
Drive-Up Access	10 x 20 x 0	200		Indoor	5	20	65.00%	\$90.00	\$90.00	B11,B13,B14,B17,B20		
Drive-Up Access	10 x 30 x 0	300		Indoor	0	6	100.00%	\$100.00	\$110.00			
Drive-Up Access	15 x 40 x 0	600		Indoor	1	2	50.00%	\$202.00	\$202.00	BB		
Drive-Up Access	10 x 10 x 0	100		Indoor	2	20	90.00%	\$60.00	\$60.00	C15,C2		

LEGEND

- # V: Number of vacant units
- TOT: Number of total units
- STD RT: Standard Rate
- MG RT: Managed Rate

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**

43-04-11-400-075.000-025

8211 E 1290 N SYRACUSE LLC

8211 E 1290 N

481, Commercial Mini-Warehouse

COMM TURKEY ACRES/71 1/2

General Information

Parcel Number 43-04-11-400-075.000-025
Local Parcel Number 0771600106
Tax ID:

Routing Number 007-042-003

Property Class 481 Commercial Mini-Warehouse

Year: 2024

Location Information

County Kosciusko
Township TURKEY CREEK
District 025 (Local 025) TURKEY CREEK TOWNSHIP
School Corp 4345 WAWASEE COMMUNITY
Neighborhood 711300-025 COMM TURKEY ACRES
Section/Plat 11-34-7
Location Address (1) 8211 E 1290 N SYRACUSE, IN 46567

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model TURKEY OFF 13

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2026

Ownership

8211 E 1290 N SYRACUSE LLC
10585 N MERIDIAN ST STE 201
CARMEL, IN 46290

Legal

7-42-3
TR NW 11-34-7 2.29A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/16/2022 to 01/01/1900.

Notes

2/5/2024 MEM: MADE CHANGES TO GRADE, EFF AGE AND MARKET FACTOR PER SALES COMPS FK
1/17/2024 MEM: 2024 CHANGED ALL SELF STORAGE UNITS TO GCI TO BE LIKE AND THE SAME ACROSS THE BOARD AND TO BE THE SAME AS SURROUNDING COUNTIES. ALSO ADDED HEAT, A/C, WHERE NECESSARY.
9/8/2021 REA: 2022 REMEASURED CONC PAVING, HEIGHT ON T-3 & BANK BARN PER PICTOMETRY
10/15/2013 2014: 2014 ADDED 40% OBSOLESCENCE TO THE T2 BARN
9/14/2009 BP: 2001 #001125 9/18/2000 MINI-STORAGE UNITS 75000 2005 041217 10/7/04 13000
9/14/2009 CE: REPRICED LAND
9/14/2009 COMM: RED BARN STORAGE, MINI-WAREHOUSE

Commercial

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for years 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 120', CI 120' 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for land parcels 11 and 13.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.29), Actual Frontage (0), Developer Discount, Parcel Acreage (2.29), 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 (2.29), 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 (\$64,300), Total Value (\$64,300).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	Mini Warehouse
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type 1: 3(660')

Heating

A/C

Sprinkler

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	0

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

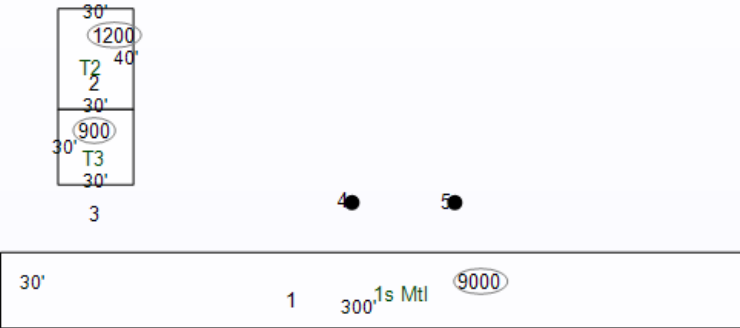
Description	Area	Value
-------------	------	-------

Special Features

Description	Value
-------------	-------

Other Plumbing

Description	Value
-------------	-------



Floor/Use Computations

Pricing Key	GCI
Use	MWRHSE
Use Area	9000 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	660'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	9'
Base Rate	\$44.01
Frame Adj	(\$11.42)
Wall Height Adj	(\$1.08)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$31.51
BPA Factor	1.00
Sub Total (rate)	\$31.51
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$31.51
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$283,590

Building Computations

Sub-Total (all floors)	\$283,590	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$283,590
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$260,903
Exterior Features	\$0		

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Metal	C	2000	2010	14 A		0.92		9,000 sqft	\$260,903	29%	\$185,240	0%	100%	1.000	1.150	0.00	0.00	100.00	\$213,000
2: Barn, Bank & Flat (T2)	2		D	1900	1950	74 A	\$62.91	0.92		1,200 sqft x 20'	\$55,888	65%	\$19,560	40%	100%	1.000	1.290	0.00	0.00	100.00	\$15,100
3: Barn, Pole (T3)	1	T31SO	D	2004	2004	20 A	\$15.80	0.92		900 sqft x 11'	\$7,817	40%	\$4,690	0%	100%	1.000	1.290	0.00	0.00	100.00	\$6,100
4: Paving	1	Concrete	C	2000	2000	24 A	\$3.80	0.92	\$3.50	1,388 sqft	\$4,852	80%	\$970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
5: Paving	1	Crushed	C	2001	2001	23 A	\$0.54	0.92	\$0.50	7,000 sqft	\$3,478	80%	\$700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM