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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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260-982-0238

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

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Property Type COMMERCIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202302713 29519 N State Road 19 Atlanta IN 46031 Status Active LP \$0



Area Hamilton County Parcel ID 29-02-02-000-007.000-008 Type Warehouse
Cross Street
REO N Short Sale No
Legal Description ACREAGE .69, SECTION 2, TOWNSHIP 20, RANGE 4
Directions Just south of 296th St. on SR 19. Property is on the east side of the road.
Inside City Limits City Zoning County Zoning Zoning Description

Remarks Storage Units selling via Online Only Auction on Tuesday, February 28, 2023 -- Bidding begins closing out at 6 pm! 2 Buildings with multiple storage units of varying sizes! There are rental spaces for parking RVs & Boats also. Nice location on State Road 19 in Atlanta! Great Income Producing Potential!

Agent Remarks Online Auction: Tues. 2.28.23 6pm TERMS: 10% down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Table with columns: Sec, Lot, Township, Jackson, Lot Ac/SF/Dim, Exterior, Foundation, Fire Protection, Fire Doors, etc. Includes details for years established, stories, and various building features.

SALE INCLUDES Building, Business, Land
SPECIAL FEATURES Overhead Door 1, Overhead Door 2

Table with columns: Water Access, Water Name, Lake Type, Auction, Auctioneer Name, Occupancy Comm, Financing, etc. Includes details about the auction process and property features.

REAL ESTATE AUCTION TERMS

Storage Units & RV Storage!

This property will be offered at Online Only Auction on Tuesday, February 28, 2023 – Bidding begins closing out at 6:00 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 will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and 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 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 31, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,169.40. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, February 28, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 29519 State Road 19, Atlanta, IN 46031
Jackson Township • Hamilton County

<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

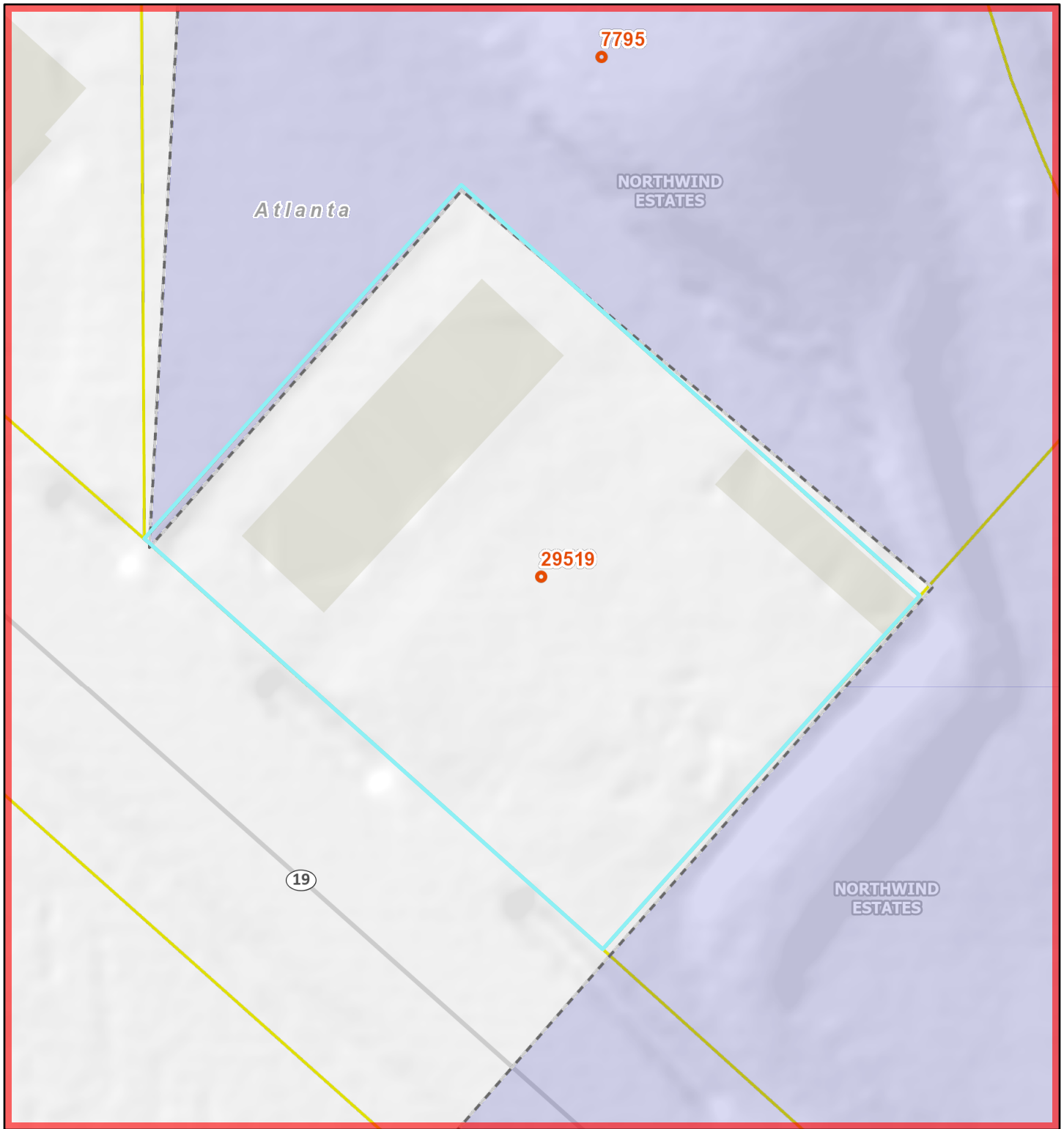
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

260-982-0238

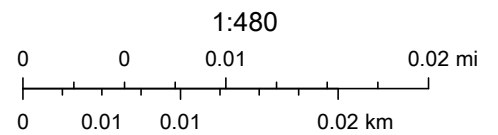
WWW.METZGERAUCTION.COM

29519 State Road 19, Atlanta, IN 46031



November 28, 2022

- Address Points
- ▭ Parcels

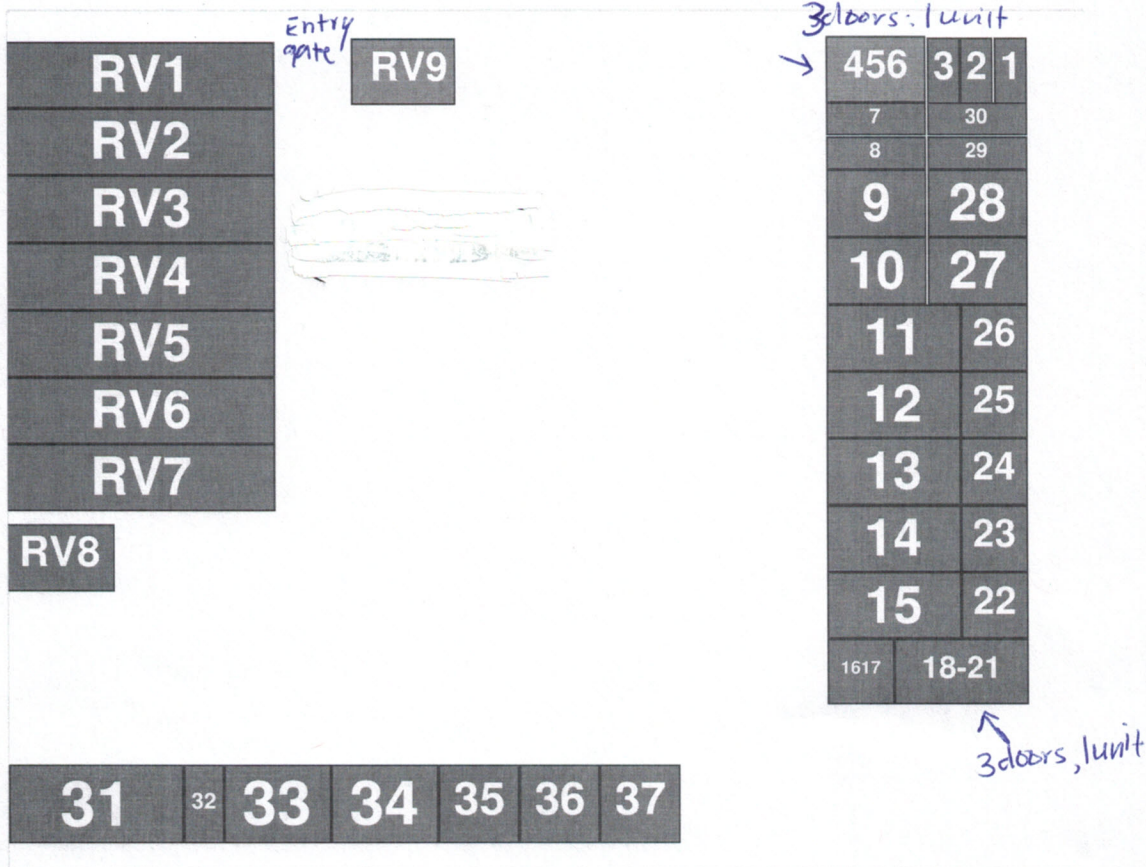


Author: Hamilton County

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

Site Map

State Rd. 19



Legend

- Auction
- Available
- Late
- Lien
- Locked Out
- Moving Out
- Pending
- Pre-Lien
- Rented
- Reserved
- Unavailable

Sort by Size

Sort

RV9 (20 x 10)

RV9

10 x 5 x 8

1 2 3

6 x 12 x 8

32

15 x 5 x 8

7 8 29 30

10 x 10 x 8

22 23 24 25 26 1617

10 x 12 x 8

35 36 37

15 x 10 x 8

9 10 27 28

10 x 15 x 8

456

16 x 12 x 8

33 34

20 x 10 x 8

11 12 13 14 15 RV8

18-21 (10 x 20 x 8)

18-21

Large Corner (26 x 12 x 8)

7

RV10 (40 x 10 x 12)

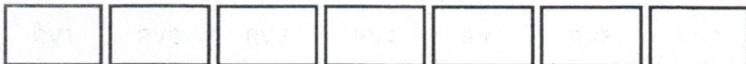
11 12 13 14 15 16 17 18 19 20

Legend

Large Corner (26 x 12 x 8)



RV/Boat (40 x 10 x 12)



Legend

Available Reserved Preserved Unavailable

Management Summary Report

Management Summary Report for 11/30/2022

Payments

	Day November 30	Week November 27 - December 3	Month November 2022	Year Jan - Nov 2022
ACH	\$0.00	\$0.00	\$75.00	\$1,370.00
Check	\$0.00	\$0.00	\$0.00	\$790.89
Credit Card	\$0.00	\$0.00	\$1,947.00	\$23,058.19
One-time ACH	\$0.00	\$0.00	\$0.00	\$110.00
One-time Credit Card	\$0.00	\$0.00	\$165.00	\$4,923.63
Total	\$0.00	\$0.00	\$2,187.00	\$30,252.71

Activity

	Day November 30	Week November 27 - December 3	Month November 2022	Year Jan - Nov 2022
Move Ins	0	0	0	12
Move Outs	0	0	0	10

Sales

	Day November 30	Week November 27 - December 3	Month November 2022	Year Jan - Nov 2022
Late Fee 1	\$0.00	\$0.00	\$30.00	\$370.00
Late Fee 2	\$0.00	\$0.00	\$0.00	\$260.00
Late Fee 3	\$0.00	\$0.00	\$0.00	\$141.00
Prorated Tenant Protection Fee	\$0.00	\$0.00	\$0.00	\$37.76
Rent	\$0.00	\$0.00	\$1,985.00	\$27,479.95
Setup Fee	\$0.00	\$0.00	\$0.00	\$120.00
Tenant Protection Fee	\$0.00	\$0.00	\$127.00	\$1,509.00
Unallocated	\$0.00	\$0.00	\$45.00	\$335.00
Total	\$0.00	\$0.00	\$2,187.00	\$30,252.71

Occupancy As of 11/30/2022 11:59PM

Occupancy	Units	Percentage
Rented	40	100.0%
Total	40	100.0%

Yearly Revenues

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Total Units	40	40	40	40	40	40	40	40	40	40	40	0	
Rented Units	38	38	40	40	40	40	40	40	40	40	40	0	
Customer Rentals	1	0	2	0	1	0	0	0	2	0	0	0	6
Manager Rentals	1	0	1	0	1	1	0	0	0	2	0	0	6
Due	\$2,567	\$3,102	\$2,792	\$2,590	\$3,097	\$3,097	\$2,695	\$2,755	\$2,710	\$3,355	\$3,125	\$0	\$31,886
Collected	\$2,492	\$2,492	\$2,687	\$2,602	\$3,101	\$3,087	\$2,806	\$2,442	\$2,775	\$3,581	\$2,187	\$0	\$30,253
Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Difference	\$75	\$610	\$105	-\$12	-\$4	\$10	-\$111	\$313	-\$65	-\$226	\$938	\$0	

Total Units

This is the cumulative total of units with a creation date before the end of the given month.

Rented Units

This is the cumulative total of rented units with a creation date before the end of the given month.

Customer Rentals

This is the number of new self rentals by customers during the given month.

Manager Rentals

This is the number of new rentals created by managers during the given month.

Due

This is the sum of all line items with a due date in the given month. The creation date is used if the line item does not have a due date.

Tax

This is the amount of tax collected from all successful transactions in the given month.

Collected

This is the sum of all successful transactions created in the given month.

Occupancy History

Economic Occupancy

Economic occupancy is calculated by dividing the rental's current rate into the corresponding unit type's price. Products and fees are not included.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RV9 (20 x 10)	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	-	-
10 x 5 x 8	66.67%	66.67%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
6 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
15 x 5 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 10 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
15 x 10 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 15 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
16 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
20 x 10 x 8	100.00%	100.00%	90.83%	90.83%	90.83%	90.83%	90.83%	90.83%	90.83%	90.83%	-	-
18-21 (10 x 20 x 8)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
Large Corner (26 x 12 x 8)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
RV/Boat (40 x 10 x 12)	78.91%	78.91%	90.18%	90.18%	90.18%	90.18%	90.18%	90.18%	90.18%	90.18%	-	-

Area Occupancy

Area occupancy is calculated by dividing the occupied square footage into the total square footage, including units marked as Unavailable.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RV9 (20 x 10)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 5 x 8	66.67%	66.67%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
6 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
15 x 5 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 10 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
15 x 10 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
10 x 15 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
16 x 12 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
20 x 10 x 8	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
18-21 (10 x 20 x 8)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
Large Corner (26 x 12 x 8)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-
RV/Boat (40 x 10 x 12)	87.50%	87.50%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-

* The Unit Type had a length or width set to zero when the data was collected.

Facility

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total square feet	7,528	7,528	7,328	7,328	7,328	7,328	7,328	7,328	7,328	7,328	-	-
Occupied square feet	7,078	7,078	7,328	7,328	7,328	7,328	7,328	7,328	7,328	7,328	-	-
Total units	40	40	40	40	40	40	40	40	40	40	-	-
Occupied units	38	38	40	40	40	40	40	40	40	40	-	-

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total price	\$2,685.00	\$2,685.00	\$2,740.00	\$2,740.00	\$2,740.00	\$2,740.00	\$2,740.00	\$2,740.00	\$2,740.00	\$2,740.00	-	-
Occupied price	\$2,559.58	\$2,559.58	\$2,649.58	\$2,649.58	\$2,649.58	\$2,649.58	\$2,649.58	\$2,649.58	\$2,649.58	\$2,649.58	-	-
Economic occupancy	95.33%	95.33%	96.70%	96.70%	96.70%	96.70%	96.70%	96.70%	96.70%	96.70%	-	-
Area occupancy	94.02%	94.02%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	-	-

*Occupancy History is only available from March 2019 forward.

Occupancy

This report shows current unit, area and economic occupancy.

Size	# Units	# Occupied	sq ft / unit	sq ft total	Occupied sq ft	Price	Avg Actual Price	Occupancy %	Area Occ	Economic Occ
RV9 (20 x 10)	1	1	200.0	200.0	200.0	\$45.00	\$40.50	100.00%	100.00%	90.00%
10 x 5 x 8	3	3	50.0	150.0	150.0	\$45.00	\$45.00	100.00%	100.00%	100.00%
6 x 12 x 8	1	1	72.0	72.0	72.0	\$50.00	\$50.00	100.00%	100.00%	100.00%
15 x 5 x 8	4	4	75.0	300.0	300.0	\$55.00	\$55.00	100.00%	100.00%	100.00%
10 x 10 x 8	6	6	100.0	600.0	600.0	\$65.00	\$65.00	100.00%	100.00%	100.00%
10 x 12 x 8	3	3	120.0	360.0	360.0	\$75.00	\$75.00	100.00%	100.00%	100.00%
15 x 10 x 8	4	4	150.0	600.0	600.0	\$75.00	\$75.00	100.00%	100.00%	100.00%
10 x 15 x 8	1	1	150.0	150.0	150.0	\$75.00	\$75.00	100.00%	100.00%	100.00%
16 x 12 x 8	2	2	192.0	384.0	384.0	\$80.00	\$80.00	100.00%	100.00%	100.00%
20 x 10 x 8	6	6	200.0	1,200.0	1,200.0	\$100.00	\$90.83	100.00%	100.00%	90.83%
18-21 (10 x 20 x 8)	1	1	200.0	200.0	200.0	\$85.00	\$85.00	100.00%	100.00%	100.00%
Large Corner (26 x 12 x 8)	1	1	312.0	312.0	312.0	\$140.00	\$140.00	100.00%	100.00%	100.00%
RV/Boat (40 x 10 x 12)	7	7	400.0	2,800.0	2,800.0	\$45.00	\$40.58	100.00%	100.00%	90.18%
Totals	40	40		7,328.0	7,328.0			100.00%	100.00%	96.70%

* The Unit Type has a length or width set to zero.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 030202000007000

Printed 04/18/2022 Card No. 1 of 1

PARCEL NUMBER 29-02-02-000-007.000-008
Parent Parcel Number
Property Address 29519 State Road 19
Neighborhood 293421 MINI WAREHOUSE / SELF STORAGE
Property Class 481 Commercial mini-warehouse
TAXING DISTRICT INFORMATION
Jurisdiction 29
Area 003 JACKSON
Corporation N
District 008 Jackson Township

Byers, Dennis Dale Rev Trust & Melissa Rae Byers Rev Trust
11080 S 100 E
Claypool, IN 46510
Acreage .69, Section 2, Township 20, Range 4

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Includes entries for HSP Management LLC, 500 Properties LLC, Drive and Save Self Storage LLC, Moore, Robert D, and Mountford, John D & Deborah L.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Trend, and Valuation values for years 2016 through 2022.

Site Description

Topography: Level
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning: 1 PRIMARY
Legal Acres: 0.6900
Admin Legal 0.6900

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

AGVC: REPRICED ROAD RIGHT OF WAY. 3/1/05 CORRECTED 2002
PRICING ERROR ON MINI WAREHOUSE. 9/20/05 CS
LO16: LAND 02/09/16 SRB/LJ
NC17: Removed vacant building, corrected mini warehouse 01/01/2017 srb

Supplemental Cards

TRUE TAX VALUE 46430

NC22: Acreage correction 07/19/2021 SRB
NC96: 30 UNIT MINI WRHSE/DDW
RR11: CHGD GRDS. 9/15/10 JM 2/4/11 CS
RV15: 07/07/14 TGM/KAP

FARMLAND COMPUTATIONS

Table with columns: Parcel Acreage, Measured Acreage, Average True Tax Value/Acre, and various land classification items.

Supplemental Cards

TOTAL LAND VALUE 46400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Metal

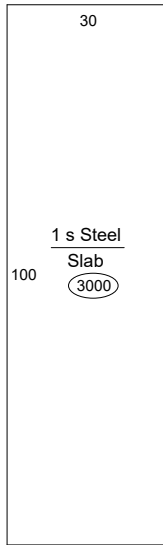
WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

FRAMING
B 1 2 U
F Res 0 3000 0 0

FINISH
UF SF FO FD
1 3000 0 0 0
Total 3000 0 0 0

HEATING AND AIR CONDITIONING
B 1 2 U

ATLANTA SELF STORAGE



P Key GCI33
#Units
AVSize
Floor 1
Perim 260
PAR 9
Height 8
Use MWRHSE
Use SF 3000
Use % 100.00%

Rate 61.74
Fr Adj 0.00
WH Adj -5.12
Ot Adj 0.00
BASE 56.62
BPA % 100%

Subtot 56.62

U Fin 0.00
Ot Adj 0.00
IntFin 0.00
Div W 0.00
Lightg -1.37
AirCon 0.00
Heat -1.83
Sprink 0.00

SF Pr 53.42
x SF 160260

Subtot 160260
Plumb 0
SpFeat 0
ExFeat 0
TOTAL 160260
Qual/Gr C

RCN 160260

Use Dep 44/ 0

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	MWRHSE	0.00		C	1995	1999	A	0.00	N	0.00	3000	160260	44	0	103	100	92400

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

92400

TGM 07/02/2014

JM 09/15/2010

Neigh 293421 AV

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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