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**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!**



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Metzger

260-982-0238

Feb. 19 6 pm

51 N 650 E, Athens, IN

**Great Multi-Use
Building with 4140 SF!**

- **2.33 Acres in Fulton County!**
- **Great for Ag or Commercial Use**
- **Ideal for Farm or Mechanical Shop**



**Open House:
Feb. 16 from 1-2 pm**



**Online Commercial Real Estate
AUCTION**

BidMetzger.com

REAL ESTATE AUCTION TERMS

2.23+/- ACRES WITH 4000+SF POLE BARN!

This property will be offered via Online Only Auction on Wednesday, February 19, 2025 -- Bidding begins closing out at 6 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. This property is zoned VC. 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 \$5,000 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. *A 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 March 21, 2025. 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 \$889.20. 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, February 19, 2025
Bidding begins closing out at 6 pm!

51 N 650 E, Athens, IN 46912
Henry Township • Fulton County

www.BidMetzger.com





Type notes here

Printed
12/19/2024

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.



Average Utilities

Utility	Company	Average Amount
Gas	Used to have Natural Gas, (Nipsco) ran to the building The meter was between the entrance door & 1st Overhead it is gone now. They had been using a shop oil furnace, but it has been sold and there is not currently heat there.	\$ - n/a
Electric	Duke Energy, only running the security light on the inside	\$ 35-40/ month
Water	Well, non-working	\$
Septic/Sewer	Has Septic, Old System	\$
HOA	n/a	\$
Other		\$
Additional Notes	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	

VC District

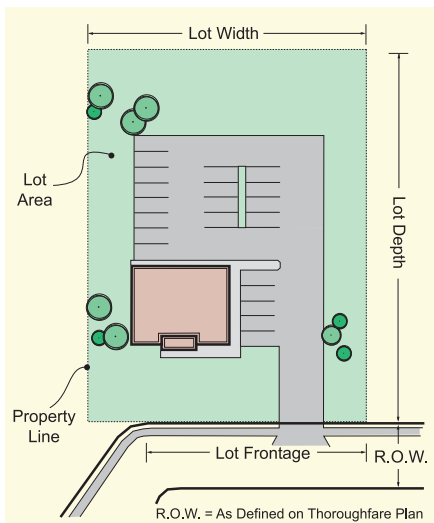
4-1.28 "VC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (cont.)	Permitted Uses (cont.)
<p>The "VC" (Village Commercial) District is intended to provide a land use category for normal commercial uses in rural small towns. The provisions that regulate this land use district should make the district compatible with the "SR", "R1", "R2" and "R3" residential districts.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district only in the downtown area and its immediate surroundings.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings and on the street.</p>	<ul style="list-style-type: none"> • home electronics/appliance store • jewelry store • liquor sales • lumber yard • music store • news dealer/bookstore • office supplies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store • delicatessen • farmers market • drive-in restaurant • drive-through restaurant • grocery store/supermarket • meat market • open, unenclosed business • restaurant • roadside food sales stand <p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • day care facility • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • accounting office • architecture office • bank/credit union • drive-through bank/credit union • bank machine/ ATM • drive-through bank machine/ ATM • contractor office • design services • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • travel agency <p>Business: General Business</p> <ul style="list-style-type: none"> • boat sales/service • clinic medical/dental • funeral home/mortuary • hospital 	<ul style="list-style-type: none"> • hotel/motel • motor-bus station • photographic studio • print/copy center • recycling collection point (indoor) • sign painting/fabrication • welding • wholesale business <p>Business: Recreation</p> <ul style="list-style-type: none"> • banquet hall • bar/night club • billiard/arcade room • bowling alley • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • theater, indoor • video store <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church • community center • government office • library • museum • police/fire station • post office • public park/recreation center • public/private parking area • recycling collection point (no outdoor storage) • school • trade or business school <p>Communication/Utilities</p> <ul style="list-style-type: none"> • public wells • radio/tv station • telephone exchange <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #1 • home occupation #2
Permitted Uses		Special Exception Uses
<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) <p>Agricultural Uses/Services</p> <ul style="list-style-type: none"> • agricultural seed sales • plant nursery • storage of agricultural products • greenhouse facilities • cider mills • farm equipment sales/service • roadside produce sales • sales of farm materials • wineries • farm markets <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • automobile wash, automatic and self • automobile part sales, new • automobile repair • filling/gas station • motor home sales • automobile sales area • oil change service • automobile service station <p>Business: Retail</p> <ul style="list-style-type: none"> • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • floor coverings • flower shop • furniture shop • garden shop • gift shop • hardware store 		<p>Residential</p> <ul style="list-style-type: none"> • dwelling, two-family (upper floors) • dwelling, multi-family (upper floors) • bed and breakfast facility <p>Agricultural Uses/Services</p> <ul style="list-style-type: none"> • processing agriculture products • commercial processing agriculture products <p>Business: General Business</p> <ul style="list-style-type: none"> • marina • mini-warehouse • mini-storage facility • warehouse <p>Industrial Uses</p> <ul style="list-style-type: none"> • light manufacturing <p>Communication/Utilities</p> <ul style="list-style-type: none"> • storage tanks non-hazardous



VC District

4-1.29 "VC" District Standards



Minimum Lot Area:

- 0 square feet

Minimum Lot Width:

- 0 feet

Minimum Lot Depth:

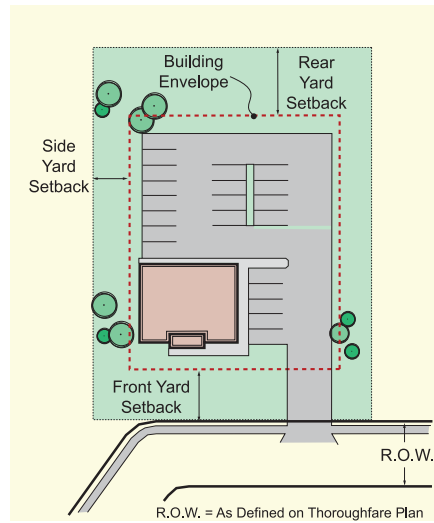
- 0

Minimum Lot Frontage:

- 0 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup unless it is not available in the community



Minimum Front Yard Setback:

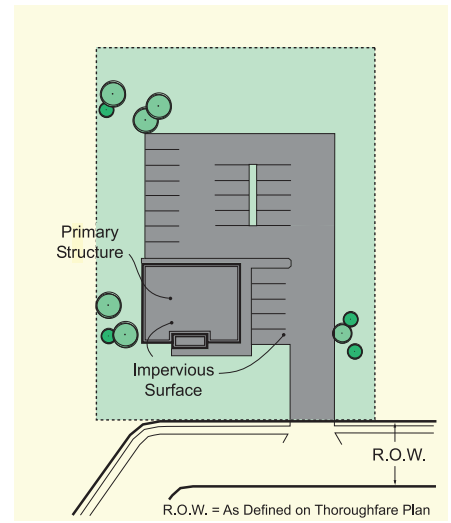
- 0 feet

Minimum Side Yard Setback:

- 0 feet (plus buffer yard)

Minimum Rear Yard Setback:

- 10 feet for the Primary Structure
- 10 feet for Accessory Structures



Maximum Lot Coverage:

- square feet of all primary and accessory structures, may cover 100% of the Lot Area.

Minimum Floor Area:

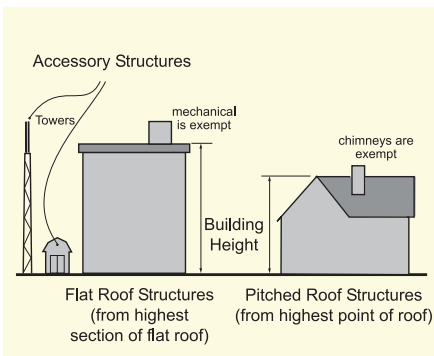
- 200 square feet for Primary Structures

Minimum Living Area per Dwelling Unit:

- 720 square feet per Dwelling Unit

Site Plan Requirements

- The Fulton County Technical Review Committee shall review the site plan for all newly created projects, or expansion projects, within the Village Commercial District prior to the commencement of any site development/construction.



Maximum Structure Height:

- 50 feet for the Primary Structure
- 30 feet for Accessory Structures

Development Standards that Apply	
Fulton County	Article 5, Section 1 - pg. 5-3
Unincorporated County	Article 5, Section 7 - pg. 5-70
Rochester City	Article 5, Section 7 - pg. 5-70

25-08-07-300-003.000-002

General Information

Parcel Number
25-08-07-300-003.000-002

Local Parcel Number
00310101100

Tax ID:

Routing Number
08-07-000-011

Property Class 429
Other Retail Structures

Year: 2024

Location Information

County
Fulton

Township
HENRY TOWNSHIP

District 002 (Local 003)
HENRY TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2400001-002
Henry Twp. C/I

Section/Plat

Location Address (1)
650 E
ATHENS, IN 46912

Zoning

Subdivision

Lot

Market Model
2400001 C/E

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 7, 2024
Review Group 1

Athens Oliver Sales Inc

Ownership

Athens Oliver Sales Inc
51 N 650 E
Rochester, IN 46975

Legal

PT SE SW 7-30-4 2.23A 6/3/10 #01001379 corrects
and changes boundary lines and acreage



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/27/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$40,700	Land	\$40,700	\$40,700	\$29,200	\$29,200	\$29,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$40,700	Land Non Res (3)	\$40,700	\$40,700	\$29,200	\$29,200	\$29,200
\$21,600	Improvement	\$21,600	\$19,900	\$20,300	\$17,400	\$16,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,600	Imp Non Res (3)	\$21,600	\$19,900	\$20,300	\$17,400	\$16,100
\$62,300	Total	\$62,300	\$60,600	\$49,500	\$46,600	\$45,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$62,300	Total Non Res (3)	\$62,300	\$60,600	\$49,500	\$46,600	\$45,300

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

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
11	A		0	0.500	1.50	\$23,000	\$34,500	\$17,250	0%	1.0000	0.00	0.00	100.00	\$17,250
12	A		0	1.2500	1.00	\$16,100	\$16,100	\$20,125	0%	1.0000	0.00	0.00	100.00	\$20,130
13	A		0	0.4800	1.00	\$6,900	\$6,900	\$3,312	0%	1.0000	0.00	0.00	100.00	\$3,310

Data Source External Only Collector 08/03/2022 PM Appraiser 08/03/2022 AVS

429, Other Retail Structures

650 E

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
06/21/2005 Athens Oliver Sales In WD / I

Commercial

Henry Twp. C/I/2400001-00 1/2

Notes

8/3/2022 23RS: Per cycl/rev: No changes made lc/jm

7/19/2018 : PER CYCLICAL REVIEW BY PM
CORRECTED SIZE OF CANOPY TO 45 X 10. NO
OTHER CHANGES SEEN. 7-19-18 JD

5/4/2016 : corrected canopies that were not pricing.
5-4-16 jd

9/22/2014 : CYC/REV. 9/4/14--B.B.-- CHG YEAR
TO 1956--CHG FROM GCI TO GCK---15 PAY 16 --
-DM.

9/9/2011 : CYC/REV. 3/9/11--RTO--CORRECT
LAND TYPES, 12 PAY 13 --DM.

3/1/2009 : 3-1-91 REDUCED VALUE ON MTL
COMM. BLD. BY STB.
IMPR: FOR PRICING OF COMMERCIAL BUILDING,
SEE RECORD 46 COMM

Land Computations

Calculated Acreage	2.23
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.23
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	2.23
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	\$40,700
Total Value	\$40,700

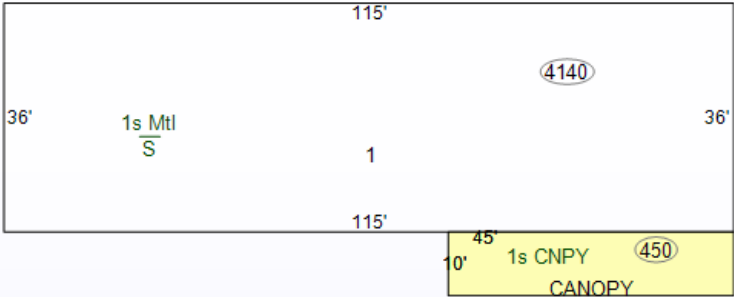
General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	SHOP	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(302')			
Heating	4140 sqft			
A/C				
Sprinkler				

Plumbing RES/CI				Roofing			
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath		0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath		0	2	4	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
Add Fixtures		0	0	0	<input checked="" type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner
Total	0	0	2	4	<input checked="" type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 360sqft	\$10,100		



Building Computations			
Sub-Total (all floors)	\$123,455	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$139,955
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$10,100	Repl. Cost New	\$97,409
Exterior Features	\$0		

Floor/Use Computations													
Pricing Key	GCK												
Use	GCK												
Use Area	4140 sqft												
Area Not in Use	0 sqft												
Use %	100.0%												
Eff Perimeter	302'												
PAR	7												
# of Units / AC	0 / N												
Avg Unit sz dpth													
Floor	1												
Wall Height	12'												
Base Rate	\$19.39												
Frame Adj	\$0.00												
Wall Height Adj	\$0.00												
Dock Floor	\$0.00												
Roof Deck	\$0.00												
Adj Base Rate	\$19.39												
BPA Factor	1.00												
Sub Total (rate)	\$19.39												
Interior Finish	\$4.45												
Partitions	\$0.00												
Heating	\$0.00												
A/C	\$0.00												
Sprinkler	\$0.00												
Lighting	\$0.00												
Unit Finish/SR	\$0.00												
GCK Adj.	\$5.98												
S.F. Price	\$29.82												
Sub-Total													
Unit Cost	\$0.00												
Elevated Floor	\$0.00												
Total (Use)	\$123,455												

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: SHOP	1	Metal	D	1956	1956	68	F		0.87		4,140 sqft	\$97,409	80%	\$19,480	0%	100%	1.000	1.110	0.00	0.00	100.00	\$21,600

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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