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Property Services, LLC

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260-982-0238

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

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REAL ESTATE AUCTION TERMS

6000+ SF COMMERCIAL BUILDING WITH OVERHEAD CRANE SYSTEM!

This property will be offered via Online Only Auction on Tuesday, June 3, 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. 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 \$10,000 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 4% 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 July 3, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$3108.00. 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. The Client Registration form is available upon request.

Online Auction: Tuesday, June 3, 2025
Bidding begins closing out at 6 pm

1275 W. Park Dr., Huntington, IN 46750
Huntington Township • Huntington County

Auction Manager: Neal Snyder 260.358.7923

www.BidMetzger.com



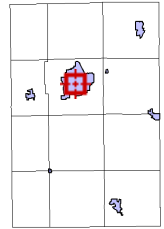


Beacon™

Huntington County, IN



Overview



Legend


- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID	35-05-15-300-008.000-005	Alternate ID	n/a	Owner Address	Amick, Alan D, undivided 1/2 interest & Kevin R Amick, undivided 1/2 interest Po Box 87 Huntington, IN 46750-0087
Sec/Twp/Rng	n/a	Class	Other Commercial Structures		
Property Address	1275 W Park Dr Huntington	Acreage	0.733		
District	HUNTINGTON CITY				
Brief Tax Description	014-00080-00 PT LOT 6 TR 2.733A (Note: Not to be used on legal documents)				

Date created: 4/8/2025

Last Data Uploaded: 4/7/2025 7:41:13 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

Property Type	COMMERCIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202516300	1275 W Park Drive	Huntington	IN	46750	Statu	Active	LP	\$0
	Area	Huntington County	Parcel ID	35-05-15-300-008.000-005			Type	Other/Unknown	
	Cross Street	Age 70							
	REO	N	Short Sale	No					
	Legal Description	014-00080-00 PT LOT 6 TR 2 .733A							
	Directions	From US 24, head east on Park Dr. Property is on the south side of the road.							
	Inside City Limits	Y	City Zoning	I1	County Zoning	Zoning Description			

Remarks 6000+ SF Commercial Building with Overhead Crane System selling via Online Only Auction on Tuesday, June 3, 2025 - Bidding begins closing out at 6 pm! Commercial building with over 6,000 square feet of versatile space, ideal for a variety of business needs. The steel-framed structure offers durability and strength, ensuring your investment is built to last. Within, you'll find 5,500 square feet dedicated to warehouse space, equipped with two overhead doors for easy access and efficient loading and unloading. The facility is powered by three-phase power, making it suitable for heavy machinery and equipment, along with an overhead crane system that enhances operational capabilities. Additionally, the building includes a breakroom and office space, providing essential amenities for your team. This property is a prime opportunity for businesses seeking a functional and well-equipped environment to thrive. Don't miss out on this exceptional commercial offering! Open House: Tuesday, May 27th 5:30-6pm

Agent Remarks Online Auction: Tues. 6.3.25 6pm Open House: Tues. 5.27.25 5:30-6pm A 4% 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lo	6	Township	Huntington	Lot Ac/SF/Dim	0.7300	/	31,799	/	180x200	Src	
Year Built	1955	Age	70	New	No	Years Established		Exterior	Block, Metal	Foundation	None	
Const Type	steel frame			Total # Bldgs	1	Stories	1.0	Total Restrooms	1			
Bldg #1 Total Above Gd SqFt	6,264			Total Below Gd SqFt	0	Story	1	Finished Office SqFt	700			
Bldg #2 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt				
Bldg #3 Total Above Gd SqFt				Total Below Gd SqFt		Story		Finished Office SqFt				
Location				Fire Protection	City				Fire Doors	No		
Bldg Height				Roof Material	Metal	Int Height			16			
Interior Walls	Block			Ceiling Height	16	Column Spcg			n/a			
Flooring	Concrete			Parking	Lot, Off-Street	Water			City			
Road Access	City			Equipment	Yes	Well Type						
Currently Lsd	No			Enterprise Zone	No	Sewer			City			
						Fuel /			Gas, Forced Air			
SALE INCLUDES	Building, Land						Heating					
INTERNAL ROOMS	Office, Warehouse						Cooling			Central Air		
SPECIAL FEATURES	Three Phase, Overhead Door 1, Overhead Door 2, Office Space						Burglar Alarm			No		
						Channel Frtg						
						Water Frtg						
Water Access				Water Name		Lake Type						

SALE INCLUDES Building, Land

INTERNAL ROOMS Office, Warehouse

SPECIAL FEATURES Three Phase, Overhead Door 1, Overhead Door 2, Office Space

Water Access

Water Name

Lake Type

Water Features

Auction Yes **Auctioneer Name** Chad Metzger & Neal Snyder **Auctioneer License #** AC31300015

Occupancy **Owner Name**

Financing: Existing **Proposed**

Annual Taxes \$3,108.0 **Exemption** **Year Taxes Payable** 2025 **Excluded Party** None

Is Owner/Seller a Real Estate Licensee No

Is Possession at closing **Assessed Value \$**

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr Showingtime or Open House Open daily 8-11am & 1-3pm

List Date 5/7/2025 **Exp Date** 8/31/2025 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**

Virtual Tour **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell Office **Co-Selling Agent**

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.

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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**

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
35-05-15-300-008.000-005

Parent Parcel Number

Property Address
1275 W Park Dr

Neighborhood
3553336 HTGN CITY A3 SMALL SHOP

Property Class
499 Com Other commercial structure

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington

Area 003 Huntington

Corporation N

District 005 Huntington Corp

Section & Plat 15

Routing Number 252-4

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.7820

Admin Legal
0.7820

OWNERSHIP

Amick, Alan D, undivided 1/2 interest & Kevin R Amick,
undivided 1/2 interest
PO Box 87
Huntington, IN 46750 USA

014-00080-00 PT LOT 6 TR 2 .733A

Tax ID 0140008000

TRANSFER OF OWNERSHIP

Date

01/12/2007 AMICK, JACK A. & KATHERINE B. \$0

12/05/2000 AMICK, JACK A & KATHERINE B \$0

COMMERCIAL

VALUATION RECORD

Assessment Year 01/01/2018 01/01/2019 01/01/2020 01/01/2021 01/01/2022 01/01/2023 01/01/2024

Reason for Change 4Y Reval ANNUAL ADJ 4Y Reval ANNUAL ADJ ANNUAL ADJ ANNUAL ADJ 4Y Reval

VALUATION L 37900 37900 37900 37900 37900 37900 37900

Appraised Value B 57200 57200 57200 57200 63400 62000 65700

T 95100 95100 95100 95100 101300 99900 103600

VALUATION L 37900 37900 37900 37900 37900 37900 37900

True Tax Value B 57200 57200 57200 57200 63400 62000 65700

T 95100 95100 95100 95100 101300 99900 103600

LAND DATA AND CALCULATIONS

Rating Measured Table Prod. Factor

Soil ID Acreage -or-

-or- 120 Depth Factor

Actual Effective Effective -or-

Frontage Frontage Depth Square Feet

Base Adjusted Extended Influence

Rate Rate Value Factor Value

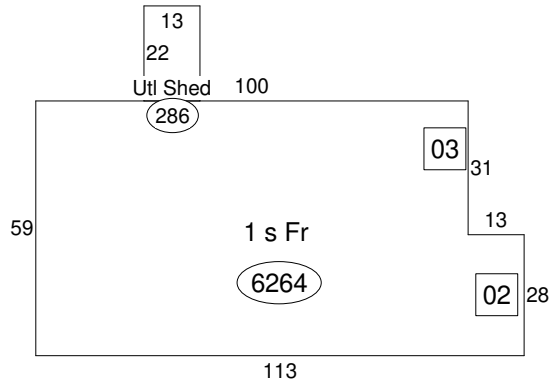
1 PRIMARY 0.7820 1.21 40000.00 48400.00 37850 37850

002: AMICK WELDING			Supplemental Cards			Supplemental Cards		
CY18: CYCLICAL REASSESSMENT 2018								
CY20: CYCLICAL REASSESSMENT 2020								
CY24: CYCLICAL REASSESSMENT 2024								
CHANGED GRADE & COND								
			MEASURED ACREAGE			TRUE TAX VALUE		
			FARMLAND COMPUTATIONS					
			Parcel Acreage			0.7820		
			81 Legal Drain NV [-]			Measured Acreage		
			82 Public Roads NV [-]			Average True Tax Value/Acre		
			83 UT Towers NV [-]			TRUE TAX VALUE FARMLAND		
			9 Homesite(s) [-]			Classified Land Total		
			91/92 Excess Acreage[-]			Homesite(s) Value (+)		
			TOTAL ACRES FARMLAND			Excess Acreage Value (+)		
			TRUE TAX VALUE			Supplemental Cards		
						TOTAL LAND VALUE		
						37900		

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
Frame	B	1	2	U
Brick		Yes		
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
F Res	0	0	0	1072
	0	6264	0	0
FINISH				
	UF	SF	FO	FD
1	0	5564	0	700
U	1072	0	0	0
Total	1072	5564	0	700
HEATING AND AIR CONDITIONING				
Heat	B	1	2	U
A/C	0	6264	0	1072
	0	700	0	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths				
Half Baths	2	4	2	4
Extra Fixtures				
TOTAL		4		4
OTHER FIXTURES				
		G/F	ES	SS
Refrigerated Water Coolers				2

IMPROVEMENT DATA



P Key	GCI18	GCI12	00	00
#Units				
AVSize				
Floor	1	1	M1	M2
Perim	344	344	0	0
PAR	5	5	0	0
Height	16	12	16	16
Use	SMSHOP	INDOFF	LUTLSTOR	LUTLSTOR
Use SF	5564	700	700	372
Use %	88.83%	11.17%	100.00%	100.00%
Rate	55.58	87.98	12.50	12.50
Fr Adj	0.00	0.00	0.00	0.00
WH Adj	1.60	0.00	0.00	0.00
Ot Adj	0.00	0.00	0.00	0.00
BASE	57.18	87.98	0.00	0.00
BPA %	100%	100%	0%	0%
Subtot	57.18	87.98	12.50	12.50
U Fin	0.00	0.00	0.00	0.00
Ot Adj	0.00	0.00	0.00	0.00
IntFin	0.00	0.00	0.00	0.00
Div W	0.00	0.00	0.00	0.00
Lightg	0.00	0.00	0.00	0.00
AirCon	0.00	0.00	0.00	0.00
Heat	0.00	0.00	0.00	0.00
Sprink	0.00	0.00	0.00	0.00
SF Pr	57.18	87.98	12.50	12.50
x SF	318150	61590	0	0
Subtot	379740			
Plumb	12200			
SpFeat	0			
ExFeat	0			
TOTAL	391940			
Qual/Gr	D+1			
RCN	309830			
Use Dep	80/ 0	80/ 0	0/ 0	0/ 0

(LCM: 93.00)

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	SMSHOP	0.00		D+1	1955	1968	AV	0.00	N	0.00	7336	309830	80	0	100	100	62000
		01	UTLSHED	0.00	1	D	1955	1955	F	18.20	N	13.54	13x 22	3870	70	0	100	100	1200
		02	MEZZ	1.00		C	1955	1949	F	12.50	N	11.60	700	8140	80	0	100	100	1600
		03	MEZZ	1.00		C	1955	1949	F	12.50	N	11.60	12x 31	4320	80	0	100	100	900

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 3553336 AV

TOTAL IMPROVEMENT VALUE

65700

...Generation after Generation



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