

CELESTINE STORAGE AGREEMENT - PLEASE COMPLETE AND RETURN IT WITH YOUR DEPOSIT

This Agreement is made this ____ day of _____, 202__, between Celestine Storage, LLC, a Limited Liability Company ("Company") with mailing address of 8925 E. SR 164; Celestine, IN 47521, and Owner's Name (please include spouse also):

_____;

Address:_____;

City:_____ State:_____ Zip Code:_____

Telephone: Home_____ Work_____ Fax_____

Cell_____; E-mail Address:_____

Spouse Cell_____; E-mail Address:_____

Above to be referred to as ("Owner") upon the terms and conditions in this Agreement.

A. Background. Owner desires to lease storage space from Company at its storage facilities located in the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Southeast Quarter of Section 4, Township 2 South, Range 3 West, at 8654 E. SR 164; Celestine, IN 47521, (the "Storage Facilities"). Company is willing to rent such storage space to the Owner.

B. Storage Space. Company agrees to provide storage sufficient in size to accommodate the Stored Item(s) of the Owner described below (jointly the "Stored Item(s)").

Stored Item Type & Description:_____

State Reg. or Plate #_____ Color:_____

Make:_____ Model:_____ Year:_____

Boat Name (if any):_____ Length:_____

Trailer or Vehicle Tag #_____ Trailer Make:_____

Other Items:_____

C. Storage Options and Fees. Company offers those storage options, including fees described, for the current storage year (202__), all as set forth on "Schedule A" attached hereto. It is agreed that Owner has selected Option #_____, as described in said Schedule, at a storage rate of \$ _____ per month or \$ _____ per _____.

D. Payment. At the time of signing and delivery of this Agreement to Company, Owner shall pay \$_____ as a reservation. To lock in a full year reservation, a full year's deposit must be paid in advance. To lock in a full off-season inside storage, a full six (6) month payment must be made in advance. To lock in an In Season reservation, a minimum four (4) month payment must be paid in advance, with other stored months to be paid in advance.

E. Other Conditions. The general conditions attached hereto are part of this Agreement and should be reviewed thoroughly.

F. Effective Date. Owner and Company have signed this Agreement and it shall be effective on the day and year first above written.

G. Additional Terms of this Agreement.

1. The Storage provided by this Agreement shall be for use of SPACE ONLY and at the sole risk of the Owner. Owner hereby releases Company of all liability for theft or damage of any kind to the Stored Item(s), contents, gear, or equipment and any other property of Owner whatsoever, whether or not such loss or damage shall have been caused by the fault or negligence of Company or of any employees, agents, licensees or invitees of Company.

2. Company shall not be responsible for injuries to persons or property occurring on any part of the premises or for any reason whether herein specifically stated or not.

3. Term. Company is to provide storage for the Stored Item(s) in that manner and for that term indicated in Paragraph C. on Page 1 hereof, commencing on or after _____. Next period storage fees will be charged for Stored Item(s) not removed by the termination date of the storage period listed in Paragraph C. above.

4. Signed Agreement. Under no circumstances will Owner's Stored Item(s) be accepted until this Agreement is signed and accepted by Company. No refund or rebate of the reservation fee will be allowed if this Agreement is cancelled for any reason prior to the expiration of its term. Prompt return of this Agreement with the reservation fee will better insure Owner of storage space. However, the tender of this proposal to Company does not guarantee storage space unless the Agreement is signed and accepted by Company.

5. No Smoking. No smoking is allowed in storage buildings or elsewhere on the storage grounds.

6. Flammable Material. Owner understands and agrees that for Owner's protection and the protection of others, Company reserves the right, but not the obligation, to remove any paints, thinners, solvents, LP gas cylinders, alcohol containers, kerosene containers, oily rags and other items of a combustible nature from the Stored Item(s).

7. Outside Contractors and Access to Storage Area. Outside contractors hired by Owner to work on the Stored Item(s) will only be allowed within the storage area after making prior arrangements with the Company. Contractor may be admitted to Storage Area only by Company personnel based on prior scheduling and Owner is prohibited from disclosure to contractor the codes for access gate or entry doors. Should Company supervision be required for safety or security reasons, Owner shall be billed at Company rate for Company personnel required to be on site. To adequately provide proper security, any contractor that is not known to Company and has not been properly identified by the Owner will be denied access to the storage area. Any repair or maintenance work (including sanding, grinding or painting) must receive prior approval from Company. If tenting is required, the tenting must be inspected and approved by management before any repair or maintenance work can commence. Any damage or harm caused to an adjacent Stored Item(s) as a result of these repairs or maintenance work shall be the sole liability of the Owner who contracted for the above-mentioned work and all expenses to repair the adjacent Stored Item(s) shall be the obligation of Owner.

No outside contractors shall be allowed to come onto the premises of the Storage Area to perform work or services on the Stored Item(s) without written proof of liability insurance, including, but not limited to, products liability insurance; personal injury insurance; and other property damage insurance; covering themselves, Company, the Owner and any other person or persons on the premises of the Storage Area and their property at the Storage Area. Any outside contractor who enters the Storage Area to perform work on the Stored Item(s) must abide by all rules and regulations set forth by Company.

8. Owner's Contractors. Owner agrees to indemnify and hold harmless Company from any personal injury or property damage or any liability, losses, damages, or expenses caused in conjunction with work performed by contractors hired by Owner during the term of this Agreement.

9. Stored Item(s) for Sale. This Agreement is not assignable without the written consent of Company. Owner agrees to give Company written notice of any sale or other transfer prior to conveyance of the Stored Item(s), stating in full the new Owner's name, address and telephone number and the terms of any charges accrued against the Stored Item(s). Owner will not be allowed to post "For Sale" signs on the Stored Item(s) while the Stored Item(s) is/are on Company property without the written consent of Company.

10. Access and Insurance. The Stored Item(s) will not be shown to others, nor will others be allowed on the Stored Item(s), unless expressly requested by Owner. Owner understands and agrees that Company attempts to maintain strict security at all times and does not permit its customers or other persons access, unless satisfactorily identified, and then only in accordance with rules and procedures. For security purposes, Owner agrees not to release access codes required for access to the Storage Facilities to any other party. Company assumes no responsibility for pilferage or damage by reason of vandalism. Owner further

agrees that, to the fullest extent permitted by law, Company shall not be liable for loss or damage to the Stored Item(s) from any cause whatsoever except as otherwise specifically set forth in this Agreement. Owner understands that Company does not carry insurance on the Stored Item(s) and agrees that Owner shall fully insure the Stored Item(s) and shall provide proof of insurance to Company promptly upon request. Any such policy of insurance shall contain a provision waiving the insurance carrier's right of subrogation of claims against Company. Owner also agrees, to the fullest extent permitted by law, to indemnify and hold harmless Company from any property damage or any other liability, loss, damage or expense to the Stored Item(s) from any uninsured cause. Owner understands that Company is relying on the provision of this paragraph and, to the fullest extent permitted by law, Owner shall indemnify Company against and hold Company harmless from any liability, loss, damage or expense suffered by as a result of any failure of Owner to maintain the insurance as required by this Agreement.

11. Maintenance, Cleaning and Extended Hours. Owner understands and agrees that should the building or general premises be kept open after the normal working hours, or should Company find it appropriate to clean up any litter, debris, dirt or mess resulting from work done by or for Owner, Company shall bill Owner for the cleanup work.

12. Liabilities. Owner acknowledges that Company does not have exclusive control or possession of Owner's Stored Item(s) and that while in storage, this Agreement does not establish a bailment of said Stored Item(s) by Company. Owner understands and agrees that Company makes no warranty with regard to any ladders, walks, ramps, equipment or gear on its premises which Owner may borrow or use. Owner, on Owner's own behalf, and on behalf of all members of Owner's immediate family, guests, employees, agents and contractors, does hereby release and forever discharge Company and its agents, employees and affiliated individuals from any and all claims, damages or any causes of action of whatsoever kind or nature which may result from any accident or other occurrence while those individuals are upon the premises of Company or arising from the services of Company performed under this Agreement. Owner understands and agrees that Company assumes no responsibility and shall not be liable for any injuries to the Owner, members of Owner's family, agents, employees, invitees or licensees while those individuals are on Company's premises. Owner agrees to indemnify and hold Company harmless from all losses, damages, liabilities and expenses which may arise or be claimed against Company for any injuries or damages to the person or property of any person, firm or corporation, as a consequence of or arising from the use or occupancy of the premises by Owner, or as a consequence of or arising from any acts, omissions, neglect or fault of Owner's agents, servants, employees, contractors, licensees, customers, family members or invitees, or as a consequence upon or arising from Owner's failure to comply with any relevant state, county and municipal laws, statutes, ordinances or regulations.

13. Rules and Regulations. Owner agrees to obey all rules, regulations and procedures as may be posted on Company's premises from time to time. Owner, and any invitees of Owner, on the Company property shall be prohibited to adjust or touch any heater,

fans, or equipment on the storage facility or any equipment on the facility or adjacent farm property.

14. Removal. Removal of Owner's Stored Item(s) from storage by a third party will require a written consent from the Owner. Owner agrees to pay Company labor price at the then current rate for labor in connection with removing or relocating any Stored Item(s) from the Storage Facility, if done during off-season or prior to the agreed-upon Launching date in order for Owner to gain access to Owner's Stored Item(s). No Stored Item(s) will be removed from storage until all sums owed by Owner to Company under this Agreement including, without limitation, all current charges for storage have been paid in full. Company shall have a possessory lien on the Stored Item(s) to secure the payment of such sums, which lien the Owner hereby authorizes and grants.

15. Modification. Owner and Company agree that no modifications of this Agreement will be binding unless the modifications are in writing and signed by both parties.

16. Notice. Any notice to be given pursuant to this Agreement shall be in writing and be sent by mail with postage prepaid to the party to be notified at the address set forth above and any notice shall be deemed to have been given on the date following the date it is mailed.

17. Governing Law and Venue. Any disputes arising under the terms of the Agreement shall be settled pursuant to the laws of the State of Indiana. Venue for any disputes shall lie in Dubois County, Indiana.

18. Successors and Assigns. The benefits and burdens of this Agreement shall inure to the parties and their successors and permitted assigns. Company may assign its interest under this Agreement. The Owner's interest shall not be assignable or subject to any sublease arrangements.

("SCHEDULE A" ATTACHED.)

***When you sign up for storage you will be given a form to fill out that specifies a withdrawal ("Launch") date. We try to put your Stored Item(s) in the storage location in accordance with your Launch date (the latest Launches in the back and earliest in the front). In the event that you need to be moved because you desire an alternative Launch date you will be charged a fee of \$40.00 per hour to move the Stored Item(s) to allow for other such items to be removed and subsequently replaced.

OWNER: CELESTINE STORAGE, LLC

_____ BY: _____

_____, MEMBER

Owner's Insurance Company: _____

Insurance Policy Number(s): _____

CELESTINE STORAGE RATES & STORAGE OPTIONS:

Referred to as Schedule A

As of February 1, 2024

Please review CelestineStorage.com for any updates to our rates and options

SUMMER 2024 STORAGE OPTIONS

OPTION 3 - MILLER WAREHOUSE

South Facility

Building Name - Miller

Summertime / Warm Season

The Indoor Fully Enclosed, with concrete floor, metal walls

Parking spot along one of the walls, ~55ft long

Keypad doors, security cameras, roll-up garage door easy access, monthly bug and pest control

Anytime Access (drive-thru) with 14ft tall and 16ft wide locked manual roll-up doors.

\$135 a month, minimum six months from April 15th through October 14th

Address: 8686 E State Road 164 Celestine, IN 47521

The location is 4.2 miles and about 7 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/yN5k4DU4Gevh7G8r7>

OPTION 4 - MONICA ROOF-COVERED CONCRETE FLOOR

North Facility

Building Name - Monica

Summertime / Warm Season

Open Air

Roof Covered, can get wet on blowing rain, edge of building has sun exposure

12ft wide / ~45ft deep parking spot with other items on each side

Anytime Access via Gate to Fenced Compound

\$85 a month, minimum 6 months from April 15th through October 14th

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 5n - NORTH FACILITY OPEN PARKING LOT

North Facility

Adjacent to Building Anton and Monica

Summertime / Warm Season

Uncovered Parking in Gravel Lot

Anytime Access via Gate to Fenced Compound just off a chip and sealed county road.

\$50 a month

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina
The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe
Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 5s - SOUTH FACILITY OPEN PARKING LOT

South Facility

Adjacent to Miller and Joseph Buildings

Summertime / Warm Season

Uncovered Parking in Gravel Lot

Anytime Access via ¼ mile rock drive off of the state highway with many security cameras all around the property.

\$50 a month

Address: 8654 E State Road 164 Celestine, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour, ignore the indoor pictures, but the outsides of the white buildings and between the buildings is where people park: <https://photos.app.goo.gl/yN5k4DU4Gevh7G8r7>

OPTION 10 - ANTON ROOF COVERED ROCK FLOOR 3 SIDE PROTECTED

North Facility

Building Name - Anton

Seasonal or Year Round

Open Air, Enclosed 3 sides, Roof Covered, Open to the East, Ceiling, Gravel Floor

15ft wide parking spot, 30ft deep at approximately 11-12 feet tall depending on the bay, then 15 more feet deep with a sloped roof coming down to about 8 feet. Please carefully measure your height to confirm you are no higher than 12ft 6in. Please speak to us if you are much higher than 11ft high.

This building will be an excellent cover for your item, keeping it dry, away from wind except from the east, and exposing it only to a little morning sun.

Anytime Access via Gate to Fenced Compound just off a chip and sealed county road.

\$110 a month, minimum 6 months by season, Summer from April 15 to October 15

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 16 - JOSEPH ROOF-COVERED CONCRETE FLOOR

South Facility

Building Name - Joseph

Summertime / Warm Season

Open Air

Roof Covered, can get wet on blowing rain, edge of building has sun exposure

12ft wide / ~50ft deep parking spot with other items on each side, 4 total parking spots on both north end and south end

Building opening points Northwest/Southeast

North end opens to a large parking lot

South end has about 60 feet of clearance to nearby cattle fencing

Anytime Access via ¼ mile rock drive off of the state highway

Security light on the front of the building, multiple security cameras aimed at building, the building is hidden behind the 2 main Miller 1 & 2 buildings

\$85 a month, minimum 6 months from April 15th through October 14th

Address: 8686 E State Road 164 Celestine, IN 47521

The location is 4.2 miles and about 7 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/qUWK5tF7zxYHg3Nz6>

OPTION 8 - AMELIA ROCK FLOOR FULLY ENCLOSED TRAILER STORAGE

North Facility

Warm Season Storage Trailer Storage

Building Name - Amelia

Fully Enclosed, Rock Floor, Restricted Access

No Removal Access Until End of Season without extra handling fee

\$40 a month for winter season customers

\$50 a month for summer season only customers

Drop off anytime after April 15 and we will put in buildings and remove around early October

Address: 67 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/QxgiATz3ztqjVFCQ6>

WINTER 2023/2024 STORAGE OPTIONS - 6 CHOICES - WE KEEP A WAITING LIST FOR ALL OPTIONS

OPTION 1 - WINTER - MILLER WAREHOUSE UNHEATED

South Facility

Building Name: Miller

Winter / Off-Season Storage

Indoor Fully Enclosed, Concrete Floor, Metal Walls, Security Cameras, Pest Spraying & Baiting Monthly

Door Access Height 14ft

No Removal Access Until End of Season

Unheated: The building can, and has, gone below freezing

Storage Period: Starting anytime on or after October 15th through April 14th

Price for Season: Take your total length times 13.5

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Cost Example: 30ft long from the tip of the trailer hitch to the back of the item x 13.5 = \$405.00 for the season

Drop off when you want to beginning in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Address: 8654 E State Road 164 Celestine, IN 47521

The location is 4.2 miles and about 7 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/yN5k4DU4Gevh7G8r7>

OPTION 6 - AMELIA DIRT FLOOR FULLY ENCLOSED

North Facility

Building Name - Amelia

Winter / Off-Season Storage

Traffic Jam Style (items parked in by other items)

Fully Enclosed, Dirt Floor

Door Access Height 14ft

Unheated: The building can, and has, gone below freezing

This is a dirt-floor building with windows to allow air to move through. We expect there will be dampness at times during the off-season.

The building is sprayed and baited for pests monthly.

The building is tight to prevent entry from birds and bigger critters, because of the open windows, field mice can enter.

No Removal Access Until End of Season

Price for Season: Take your total length times 10.5

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Cost Example: 30ft long from the tip of the trailer hitch to the back of the item x 10.5 = \$315.00 for the season

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Address: 67 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/OxgiATz3ztqjVFCQ6>

OPTION 7 - MONICA ROOF COVERED CONCRETE FLOOR

North Facility

Building Name - Monica

Winter / Off-Season Storage

Traffic Jam Style (items parked in by other items)

Open Air, Roof Covered

Parking Spot Height & Width & Depth: 9 to 22ft tall, depending on the parking spot, 12ft wide, 45ft deep

Unheated

No promise of keeping rain or snow off of your item depending on wind direction

No Removal Access Until End of Season

Price for Season: \$300

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 7aa - MONICA ROOF COVERED CONCRETE FLOOR w/ANYTIME ACCESS

North Facility

Building Name - Monica

Off-Season Storage

Open Air, Roof Covered

Parking Spot Height & Width & Depth: 9 to 22ft tall depending on the parking spot, 12ft wide, 45ft deep
Unheated

Anytime Access via Gate to Fenced Compound

No promise of keeping rain or snow off of your item depending on wind direction

Price for Season: \$450 for the season, starting October 15th through April 14th

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 12 - ANTON ROOF COVERED ROCK FLOOR 3 SIDE PROTECTED w/ANYTIME ACCESS

North Facility

Building Name - Anton

Winter / Off-Season Storage

Open Air, Enclosed 3 sides, Roof Covered, Metal Ceiling, Open to the East, Ceiling, Gravel Floor, Height Limited to About 11.5ft

Access Height: 11.5ft

Parking Spot Height & Width & Depth: 11.5ft tall, 15ft wide, 45ft deep (30ft at 11.5ft, then 15ft with a sloping roof to 8ft). More than one item can be stored in this space.

Unheated

Anytime Access via Locked Gate to Fenced Compound

This building will be an excellent cover for your item keeping it dry, away from wind except from the east and exposing it only to a little morning sun.

\$450 for the season, including electricity access for a trickle charger

Includes a full back in parking space,

Address: 118 S 900 E CELESTINE, IN 47521

The location is 3.8 miles and about 8 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/EXDRY3fSTR4Jw6by6>

OPTION 13 - WAREHOUSE / FACTORY HEATED FULLY ENCLOSED

Warehouse / Factory Facility

Building Name - Celestine Factory Warehouse

Winter / Off-Season Storage

Indoor Fully Enclosed, Concrete Floor, Block Walls, Pest Spraying & Baiting Monthly

No Removal Access Until End of Season For Most Spots

Door Access Height: 13ft 6in

Heated - Building is kept at least 45 degrees, normally about 50 during the winter

Traffic Jam Style (items parked in by other items)

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Price for Season: Take your total length times 19.5

Cost Example: 30ft long from the tip of the trailer hitch to the back of the item x 19.5 = \$585.00 for the season

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier,

depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Easy access on and off Indiana Highway 164

Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine

The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)

The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina

The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/zXadorSReUd3awBBA>

OPTION 13e - EDWIN ROOF COVERED CONCRETE FLOOR

Warehouse / Factory Facility

Building Name - Edwin

Winter / Off-Season Storage

No Removal Access

Open Air, Roof Covered, Two Sided Pole Barn Shed w/opening facing North & South

Parking Spot Height & Width & Depth: 13ft 9in Tall, 12ft Wide, 35ft Deep

Unheated

No promise of keeping rain or snow off of your item depending on wind direction

No Removal Access Until End of Season

Price for Season: \$350

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Easy access on and off Indiana Highway 164

Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine

The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)

The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina

The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/eb6b96HRwbW3JvZf8>

OPTION 13e-aa - EDWIN ROOF COVERED CONCRETE FLOOR w/ANYTIME ACCESS

Warehouse / Factory Facility

Building Name - Edwin

Winter / Off-Season Storage

Anytime Access

Open Air, Roof Covered, Two Sided Pole Barn Shed w/opening facing North & South

Parking Spot Height & Width & Depth: 13ft 9in Tall, 12ft Wide, 35ft Deep

Unheated

No promise of keeping rain or snow off of your item depending on wind direction

Price for Season: \$450

Easy access on and off Indiana Highway 164

Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine
The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)
The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina
The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe
Here is a photo and video tour: <https://photos.app.goo.gl/eb6b96HRwbW3JvZf8>

OPTION 13m - MELVIN ROOF COVERED ROCK FLOOR

Warehouse / Factory Facility
Building Name - Melvin
Winter / Off-Season Storage
No Removal Access
Open Air, Roof Covered, Three Sided Pole Barn Shed w/opening facing West
Parking Spot Height & Width & Depth: 14ft Tall, 11ft Wide, 38ft Deep
Unheated
No promise of keeping rain or snow off of your item depending on wind direction
No Removal Access Until End of Season
Price for Season: \$350
We are planning to enclose this building with tarps in November that will block the sun and blowing rain/snow from reaching your item.
End of the building / anytime removal access can be added for \$150 for the season - limited availability.
Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.
Easy access on and off Indiana Highway 164
Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine
The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)
The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina
The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe
Here is a photo and video tour: <https://photos.app.goo.gl/i1Pp2fqJujgPUmDp6>

OPTION 13m-aa - MELVIN ROOF COVERED ROCK FLOOR w/ANYTIME ACCESS

Warehouse / Factory Facility
Building Name - Melvin
Winter / Off-Season Storage
Anytime Access
Open Air, Roof Covered, Three Sided Pole Barn Shed w/opening facing West
Parking Spot Height & Width & Depth: 14ft Tall, 11ft Wide, 38ft Deep
Unheated
No promise of keeping rain or snow off of your item depending on wind direction
No Removal Access Until End of Season
Price for Season: \$450

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Easy access on and off Indiana Highway 164

Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine

The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)

The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina

The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/i1Pp2fqJujgPUmDp6>

OPTION 13o - OTTIE FULLY ENCLOSED ROCK FLOOR w/ANYTIME ACCESS

Warehouse / Factory Facility

Building Name - Ottie

Winter / Off-Season Storage

Anytime Access

Fully Enclosed Shed with Roll Up Door

Parking Spot Height & Width & Depth: 14ft Tall, 12ft Wide, 72ft Deep

Unheated

Price for Season: \$500

Easy access on and off Indiana Highway 164

Former Lake Time RV & Marine / Betz Bros Building Supply / Masterbrand Factory on Indiana HWY 164 just west of Celestine

The address is: 6385 East State Road 164, Jasper, IN 47546 (yes, the address is Jasper even though it's less than 1 mile from the Celestine post office, go figure)

The location is 6.6 miles and about 10 minutes from Lick Fork boat ramp next to Hoosier Hills Marina

The location is 9.1 miles and about 11 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/gVWpdZDcceTaqN6K6>

OPTION 15 - JOSEPH ROOF COVERED CONCRETE FLOOR

South Facility

Building Name - Joseph

Winter / Off-Season Storage

Traffic Jam Style (items parked in by other items)

Open Air, Roof Covered

Parking Spot Height & Width & Depth: 9 to 22ft tall, depending on the parking spot, 12ft wide, 45ft deep

Unheated

No promise of keeping rain or snow off of your item depending on wind direction

No Removal Access Until End of Season

Price for Season: \$300

End of the building / anytime removal access can be added for \$150 for the season - limited availability.

Drop off when you want to begin in October and pick up by mid-April. We will put items in for winter storage starting around Oct 15th through the fall and pull them back out no later than April 15th and potentially earlier, depending on weather conditions. Items dropped off may sit outside for a few days unless coordinated with us.

Address: 8654 E State Road 164 Celestine, IN 47521

The location is 4.2 miles and about 7 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe
Here is a photo and video tour: <https://photos.app.goo.gl/qUWK5tF7zxYHg3Nz6>

OPTION 15aa - JOSEPH ROOF COVERED CONCRETE FLOOR w/ANYTIME ACCESS

South Facility

Building Name - Anton

Off-Season Storage

Open Air, Roof Covered

Parking Spot Height & Width & Depth: 9 to 22ft tall depending on the parking spot, 12ft wide, 45ft deep
Unheated

Anytime Access via Gate to Fenced Compound

No promise of keeping rain or snow off of your item depending on wind direction

Price for Season: \$450 for the season, starting October 15th through April 14th

Address: 8654 E State Road 164 Celestine, IN 47521

The location is 4.2 miles and about 7 minutes from the Lick Fork boat ramp next to Hoosier Hills Marina

The location is 6.7 miles and about 8 minutes from the Patoka Station / Dillard Road in Wickliffe

Here is a photo and video tour: <https://photos.app.goo.gl/qUWK5tF7zxYHg3Nz6>