

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!**



Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Lakefront Home, Modular Homes, & Building Site on Caldwell Lake Offered in 8 Tracts!

This property will be offered at Auction on Thursday, June 27, 2024 at 6 pm! Bid Live In-Person or Online! 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. 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 the 24 hour time period 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 2, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$3,046.84. 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.

> Auction: Thursday, June 27, 2024 at 6 pm Bid Live In-Person or Online!

West of Claypool on the West Side of Caldwell Lake 7403 S. Terrance Dr.; 7408, 7413, 7420,7427,7432,7446 S. Caldwell Lake Dr., Claypool, IN 46510

Clay Township • Kosciusko County

Auction Manager: Gary Spangle 574.551.1768

https://bidmetzger.com/auctions/





Co-Sell Office

Residential Agent Full Detail Report



Property Type RESIDENTIA	AL Status Active		CDO 6 DOM 6	Auction Yes
MLS # 202418980	7408 S Caldwell Lake Drive	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-15-19-100-028.000-001	Type Site-Built Home	Waterfront Yes
	Sub Caldwell Lake	Cross Street	Bedrms 4 F Baths 1	H Baths 0
	Township Clay	Style One Story	REO No Short Sale	No
	School District WRS	Elem Claypool JrH La	akeview SrH Wa	ırsaw
	Legal Description 1-73-4 LOT	7 & PT E PT LOT 8 CALDWELL LAKE AD	DD	
	Directions West of Claypool, take	700 S to 400 W then east on 750 S. Property is	on Caldwell Lake Dr.	
	Inside City N City Zo	ning County Zoning R1	Zoning Description	

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 1: 4 Bedroom Lakefront Home on Caldwell Lake! The property boasts a private pier, providing direct access to the serene waters, and a spacious deck that offers captivating water views, making it an ideal spot for relaxation and outdoor entertaining. Inside, a cozy stone fireplace adds warmth to the living space, creating a cozy ambiance for all seasons. Recent upgrades including new flooring and plumbing enhancements elevate the home's comfort and appeal. Caldwell Lake is a no-wake, fishing lake, offering endless opportunities for outdoor recreation and quiet enjoyment. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

Agent Remarks Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client

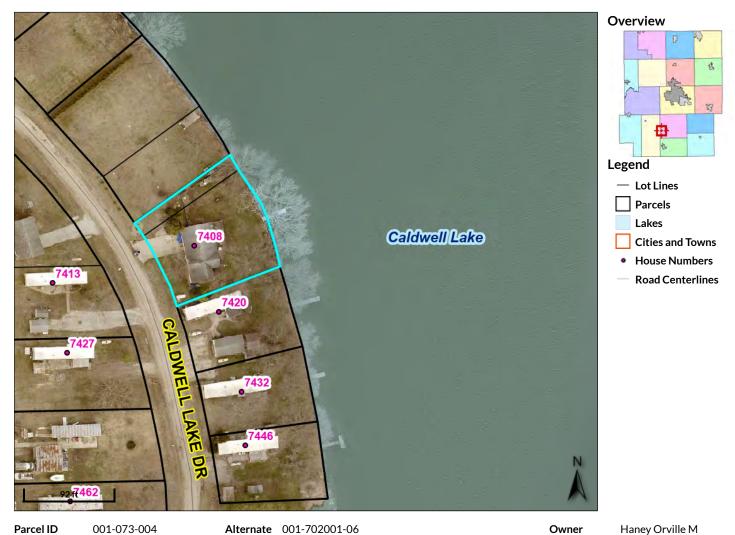
Sec	Lot 78	Lot		0.2600	/ 11,	132 /	100X111	.3	Lot Des	c Level, Waterfront,	0-2.999	99, Lake, Water View, V	Vaterfront-Me	edium
Abo	ve Gd Fin S	SqFt 1,4	41 Above	Gd Unfi	n SqFt (Belov	v Gd Fin S	SqFt 0	7	Ttl Below Gd SqFt 0	-	Ttl Fin SqFt 1,441	Year Built	1945
Age	79 N e	w Const	No	Date 0	omplete		Ext Vi	nyl		Bsmt Slab			#	6
Roc	om Dimens	<u>ions</u>	Baths	Full	Hal	Water	WELL			Basement Material	Pour	ed Concrete		
	RM DIM	LV	B-Main	1	0	Well Type	Private			Dryer Hookup Gas	Yes	Fireplace	Yes	
LR	9 x 13		B-Upper	0	0	Sewer	Septic			Dryer Hookup Elec	No	Guest Qtrs	No	
DR	X		B-Blw	0	0	Fuel /	Propane			Dryer Hookup G/E	No	Split Firpin	No	
FR	X		Laundry	Rm M	ain	Heating				Disposal	No	Ceiling Fan	Yes	
KT	13 x 8		Laundry	L/W	Χ	Cooling	Central A	Air		Water Soft-Owned	No	Skylight	No	
BK	X				•), Counterto			(Water Soft-Rented	No	ADA Featur	es No	
DN	X					Dryer Hook	•	at-In		Alarm Sys-Sec	No	Fence Priv	acy, Wood	
1B	18 x 15		Kitchen, i	Range/O	ven Hook	Up Gas, Tu	b/Snower			Alarm Sys-Rent	No	Golf Course	e No	
2B	12 x 10									Garden Tub	No	Nr Wlkg Tra	i ls No	
3B	12 x 10		Garage		/	/	Х	/		Jet Tub	No	Garage Y/N	No	
4B	15 x 9		Outbuild	ing 1 N	one		X			Pool	No	Off Street P	k	
5B	X		Outbuild	ing 2			Χ			Pool Type				
RR	X		Assn Du	es	ı	requency	Not Appli	icable				sher, Microwave, Refrig		
LF	Х		Other Fe	es							•	Gas, Oven-Gas, Range	-Gas, Water	Heate
EX	X		Restricti	ons						Electric, Window Tre	auneni	-billius		
Wate	er Access	_AKE		w	tr Name	Caldwell				Water Frontage 11	0.00	Channel 0	.00	
Wate	r Features	Pier/Do	ck							Water Type Lake		Lake Type Non Ski La	ake	
Auct	ioneer Nar	ne Chad	Metzger &	Gary Sp	angle I	_ic # AC31	300015	Aucti	on Date	6/27/2024 Time 6	6 pm	Location at the prop	perty	
Fina	ncing: Ex	isting				Propo	sed				I	Excluded Party None		
	ual Taxes		•	tion H	omestead,	Supplemer	tal	Yea	r Taxes	Payable 2024	1	Assessed Value		
		at closing												
List	Office Me	tzger Pro	perty Servi	ces, LLC	C - Off: 260	0-982-0238		st Agen		ry Spangle - Cell: 574-	-551-17	768		
Ageı	nt E-mail	gary@n	netzgerauc	tion.com	l		Lis	st Agen	t - User (Code UP388053999	ı	List Team		
Co-L	ist Office	Metzge	r Property S	Services	, LLC		Co	o-List A	gent	Chad Metzger - Cell:	260-98	82-9050		
Shov	wing Instr	Showing	gtime or O _l	en Hou	se									
List	Date 5/28/	2024	Start Show	ing Date	•	Ехр 🛭	ate 8/31	/2024	Owner/	Seller a Real Estate I	Licens	ee No Agent/Owne	er Related	No
Cont	ract Type	Exclusive	Right to S	ell	Buyer Br	oker Comp	1.0%			Variable Rate No		Special List Cond. N	lone	
Virtu	al Tours:	Jnbrande	d Virtual To	our	Lockbox	Type None			Lockbo	x Location n/a		Type of Sale		
Pend	ling Date				Closing [Date		Sel	ling Pric	е		How Sold		
Ttl C	oncession	s Paid			Sold/Con	cession Re	marks					Conc Paid By		
Sell	Office					Sell A	Agent					Sell Team		

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Co-Sell Agent

Page Number: Page 1 of 1 06/03/2024 01:57 PM





7408 S Caldwell Lake

Claypool, IN 46510

Address

Parcel ID 001-073-004 Alternate 001-702001-06 Sec/Twp/Rng

7408 S CALDWELL LAKE Class RESIDENTIAL ONE FAMILY DWELLING ON A **Property**

PLATTED LOT

CLAYPOOL Acreage n/a

District Clay

001-073-004 **Brief Tax Description**

LOT 7 & PT E PT LOT 8 CALDWELL LAKE ADD (Note: Not to be used on legal documents)

Date created: 4/29/2024

Address

Last Data Uploaded: 4/29/2024 3:28:27 AM



= 2 0

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5.8.24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

1. The following are in the condition				1					
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defectiv	Do Not Know
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer	1		X		Septic Field / Bed			X	10
Clothes Washer			X	1	Hot Tub	X			
Dishwasher	Y				Plumbing	1		X	
Disposal	1				Aerator System	X			
Freezer	7				Sump Pump	X			
Gas Grill	V				Irrigation Systems	V			
Hood	V				Water Heater / Electric	~		~	-
Microwave Oven	1		_		Water Heater / Gas	V		^	
			O		Water Heater / Solar	X			
Oven	-		0		Water Purifier	2			+
Range			→		Water Softener	6.		V	-
Refrigerator	-		X					₩	
Room Air Conditioner(s)	\				Well			~	
Trash Compactor	♦				Septic & Holding Tank/Septic Mound	V		^	
TV Antenna / Dish	-				Geothermal and Heat Pump				1
Other:	٨				Other Sewer System (Explain)	X			
					Swimming Pool & Pool Equipment	X			
								Yes N	Do No Know
					Are the structures connected to a publi	ic water sy	stem?)	/
				1	Are the structures connected to a publi	1111		1	
	None/Not		Not	Do Not	Are there any additions that may require			1	/
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?			X	
Air Purifier	X				If yes, have the improvements been consewage disposal system?	mpleted or	the .		
Burglar Alarm	1				Are the improvements connected to a p	private/con	nmunity		-
Ceiling Fan(s)			X		water system?				
Garage Door Opener / Controls	V				Are the improvements connected to a	orivate/con	nmunity		
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	None/Not	Defective	Not	Do Not
Intercom	Y					Rented		Defectiv	e Know
Light Fixtures	1		V		Attic Fan	^		1	
Sauna	V				Central Air Conditioning	11		X,	
Smoke / Fire Alarm(s)	^			V	Hot Water Heat	Min a		X	
			V	X	Furnace Heat / Gas			X	
Switches and Outlets		-	→		Furnace Heat / Electric	X.			
Vent Fan(s)			^		Solar House-Heating	X			
60 / 100 / 200 Amp Service (Circle one)			X		Woodburning Stove	X			
A P C C C C C C C C C C C C C C C C C C	V		- (Fireplace			X.	
				-	Fireplace Insert 13 AS 2015			X	
					Air Cleaner	X			N
						X			0
					A 2	X			7
premises.	ony unout t	oxpoole	- Holling I	or the		X			7
The information contained in thi ACTUAL KNOWLEDGE. A disclosubstitute for any inspections or wany material change in the physical	sure form i varranties that al condition	nat the pro	arranty by espective b operty or c	the owner ouyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the owner may later obtain. At or before settle purchaser at settlement that the condi-	disclosure ment, the tion of the	form may owner is re property	not be equired to is substa	used as o disclose antially the
Signature of Seller	oute form		THE PARTY NAMED IN	or und r'u	Signature of Buyer				ng Delov
Control of the Contro		Date (mm/	(dd/vv)		orginature of buyer			d/vv)	
Fireplace									
						1			

Property address (number and street, city, state, and ZIP of S. Caldwell 2. ROOF	YES	NO	y bo NOT	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, BUT IN THE	VEC	NO.	DO NO
2.1001			KNOW	4. OTHER DISCLOSURES	YES	NO	KNOW
Age, if known: Years.			X	Do structures have aluminum wiring? Are there any foundation problems		^	
Does the roof leak?		X		with the structures?		-	X
Is there present damage to the roof?		X		Are there any encroachments?		X	
Is there more than one layer of shingles on the house?			X	Are there any violations of zoning, building codes, or restrictive covenants?		×	
If yes, how many layers?				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		×		1.4			
Has there been manufacture of methamphetamine or dumping of waste		1		Is the access to your property via a private road?		X	
from the manufacture of methamphetamine in a residential structure on the property?		X	1	Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		1	
				Does the property contain underground storage tank(s)?		X	
			- 1	Is the homeowner a licensed real estate salesperson or broker?	X		
				Is there any threatened or existing litigation regarding the property?	3	X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form in a substitute for any inspections or warrant to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wa les that the lical cond disclosu	arranty b ne prospe ition of t ure form	y the owner ective buyer he property	Seller, who certifies to the truth thereof, based or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge re	re form m ment, the se conditi eceipt of	owner is oon of the this Discl	required
Signature of Seller	Date (mm)	24			Date (mm/c		
Signature of Seller	Date (mm				Date (mm/c		
			intially the sa	me as it was when the Seller's Disclosure form was o	ALCOHOL: N		the Buyer
Signature of Seller (at closing)	Date (mm)	rdaryy)		Signature of Seller (at closing)	Date (mm/c	dd/yy)	



	Company	Average Amount
Gas	Franzer Alexan	\$ 200/mo
Electric	Remo	\$ 100
Water	Free	\$
Other		\$
ноа	No	\$

Lots & Land Agent Full Detail

Schedule a Showing

Page 1 of 1

LP \$0

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

* S Caldwell Lake Drive 202418981 Claypool IN 46510 Status Active Area Kosciusko County

Sub Caldwell Lake **Cross Street**

Parcel ID 43-15-19-400-023.000-001 Type Residential Land

Lot# WRS Elem SrH Warsaw School District Claypool JrH Lakeview

REO No Short Sale No Waterfront Y/N

Legal Description 1-74-5.B LOT 9 & PT LOT 8 CALDWELL LAKE ADD

Directions West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Caldwell Lake Dr.

Inside City Limits N City County Zoning R1 Zoning Description

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 2: Expansive Lakefront Lot ready to build your dream home. Boasting approximately 0.38+/- acres, this vacant double lot offers a rare canvas for creating the perfect lakeside retreat. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Auction: Thurs. 6.27.24 6pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration

Lot 98 Lot Ac/SF/Dim 0.3800 16,567 142X116.7

Parcel Desc Lake, Level, Waterfront, 0-2.9999, Water Platted Development Platted Y/N Yes No

Date Lots Available \$\$0.00 Township Price per Acre

Type Use Mobile Home, Residential, Road Access County **Road Surface** Tar and Stone **Road Frontage** County

Easements Well Type Water Type None Yes **SEWER TYPE** None Water Frontage 143.00

Type Fuel None **Assn Dues** Not Applicable

Electricity Available Other Fees

DOCUMENTS AVAILABLE Aerial Photo **Features**

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access Lake

Water Name Caldwell Lake Lake Type

Water Features

Water Frontage 143.00 Channel Frontage 0.00 **Water Access** LAKE Chad Metzger & Gary Spangle Auction Yes **Auctioneer Name** Auctioneer License # AC31300015

Auction Location at the property **Auction Start Date** 6/27/2024

Financing: **Existing** Proposed **Excluded Party** None

Annual Taxes \$114.00 Exemption Year Taxes Payable 2024 Assessed Value

Is Owner/Seller a Real Estate Licensee Possession

List Office Metzger Property Services, LLC - Off: 260-982-0238 Gary Spangle - Cell: 574-551-1768 List Agent

Agent ID RB18000216 Agent E-mail gary@metzgerauction.com

Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050

Showing Instr

5/28/2024 Exp Date 8/31/2024 **List Date**

BBC 1.0% Contract Type Exclusive Right to Sell Variable Rate No. Special Listing Cond. None

Virtual Tours: Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 0

Total Concessions Paid Sold/Concession Remarks

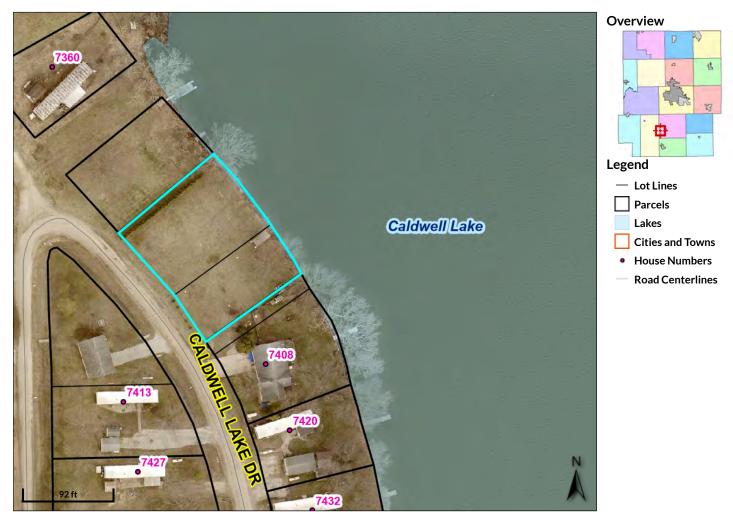
Sell Office Sell Agent **Sell Team**

Co-Sell Co-Sell Agent

Presented Chad Metzger - Cell: 260-982-9050 Metzger Property Services, LLC - Off: 260-982-0238

Page Number: Page 1 of 1 05/28/2024 10:32 AM





Parcel ID 001-074-005.B Sec/Twp/Rng

Alternate ID 001-708003-80

RESIDENTIAL VACANT PLATTED LOT Class

Acreage

n/a

District

Property Address

Brief Tax Description

001-074-005.B

Clay

LOT 9 & PT LOT 8 CALDWELL LAKE ADD (Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



Owner Address Haney Orville M 7408 S Caldwell Lake Dr Claypool, IN 46510



Residential Agent Full Detail Report



Property Type RESIDENTIAL	Status Active		CDO 0 DOM	0 Auction Yes
MLS # 202418982	7420 S Caldwell Lake Drive	Claypool	IN 46510	LP \$0
A STATE OF THE STA	Area Kosciusko County	Parcel ID 43-15-19-100-116.000-001	Type Manuf. Home/N	Mobile Waterfront Yes
	Sub Caldwell Lake	Cross Street	Bedrms 2 F Bat	hs 1 H Baths 0
	Township Clay	Style One Story	REO No Short	Sale No
	School District WRS	Elem Claypool JrH L	akeview	SrH Warsaw
	Legal Description 1-73-3 LOT	6 CALDWELL LAKE ADD		
The second second	Directions West of Claypool, take	700 S to 400 W then east on 750 S. Property	is on Caldwell Lake Dr.	
	Inside City N City Zon	ning County Zoning R1	Zoning Descript	tion

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 3: 2 bedroom, 1 bath lakefront modular home on Caldwell Lake offers a peaceful and well-kept retreat. The property features a new furnace and roof, ensuring modern comfort and durability, while the air-conditioned garage provides convenience & ample space for storage and vehicle parking. A long and sturdy pier extends into the tranquil waters, offering a perfect spot for leisurely moments and water activities. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

Agent Remarks Shared well with home to the north. Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive

Above Gd Fin S		, .	,		esc Level, Waterfront,				
Age 54 Ne	•	d Unfin SqFt Date Complete		v Gd Fin SqFt 0 Ext Metal, Vinyl	Ttl Below Gd SqFt 0 Bsmt None	Ttl F	in SqFt 625	ear Built #	197 5
Room Dimens	<u>ions</u> Baths	Full Hal	Water	WELL	Basement Material	Block		"	Ü
RM DIM		1 0	Well Type		Dryer Hookup Gas	No	Fireplace	No	
LR 20 x 14	B-Upper		Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR x		0 0	Fuel /	Propane, Forced Air,	Dryer Hookup G/E	No	Split FlrpIn	No	
FR x	Laundry R		Heating		Disposal	No	Ceiling Fan	No	
KT 15 x 14	Laundry L		Cooling	Wall AC	Water Soft-Owned	No	Skylight	No	
BK x				s-Laminate, Dryer	Water Soft-Rented	No	ADA Features	No	
DN x		ectric, Eat-In Kit		, Foyer Entry, en, Range/Oven	Alarm Sys-Sec	No	Fence None		
1B 13 x 14	Landscape	u, Open i looi i	an, rano op	en, range/Oven	Alarm Sys-Rent	No	Golf Course	No	
2B 12 x 8					Garden Tub	No	Nr Wlkg Trails	No	
3B x	Garage	2.0 / De	tached /	28 x 16 / 448.00	Jet Tub	No	Garage Y/N	Yes	
4B x	Outbuildin	g 1 Shed	12	x 12	Pool	No	Off Street Pk		
5B x	Outbuildin	g 2 Shed	8	x 10 80	Pool Type				
RR x	Assn Dues	•	Frequency	Not Applicable	SALE INCLUDES F	Refrigerato	, Cooktop-Gas, Oven	-Gas, Wate	er
LF x	Other Fees	3			Heater Electric				
EX 9 x 8	Restriction	ıs			FIREPLACE None				
Water Access	LAKE	Wtr Name	Caldwell		Water Frontage 75.	00 C l	nannel 0.0)	
Water Features	Pier/Dock, Pier/Dock				Water Type Lake	La	ke Type Non Ski Lak	Э	
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	ne Chad Metzger & G	ary Spangle	Lic # AC31:	Auction Date	6 0/2//2024 Tille (pm Lc	cation at the proper	ty	
	ū	ary Spangle	Lic # AC313 Propo		5 0/21/2024 Time (•	uded Party None	ty	
Auctioneer Nar	isting	,		sed	s Payable 2024	Excl		ty	
Auctioneer Nar Financing: Ex Annual Taxes Possession	isting \$550.00 Exemption	on	Propo	sed Year Taxe	s Payable 2024	Excl Asse	uded Party None	ty	
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Auctioneer Nar Financing: Ex Annual Taxes Possession List Office Ma Agent E-mail Co-List Office Showing Instr List Date 5/28/ Contract Type	isting \$550.00 Exempti at closing etzger Property Service gary@metzgerauctic Metzger Property Se Showingtime or Ope	on es, LLC - Off: 26 on.com ervices, LLC n House g Date Buyer Ba	Propo 0-982-0238 Exp D roker Comp.	List Agent G. List Agent - User Co-List Agent ate 8/31/2024 Owner	s Payable 2024 ary Spangle - Cell: 574- Code UP388053999 Chad Metzger - Cell: r/Seller a Real Estate L Variable Rate No	Excl Asse 551-1768 List 260-982-9	uded Party None essed Value Team 050 No Agent/Owner pecial List Cond. Nor	Related 1	No
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Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Page Number: Page 1 of 1 05/28/2024 10:33 AM





Address

Services LLC

1084 N 1200 E

Akron, IN 46910

Parcel ID 001-073-003

Sec/Twp/Rng --**Property** 7420 S CALDWELL Class

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY Address

LAKE DR **DWELLING ON A PLATTED LOT**

CLAYPOOL Acreage n/a

District Clay

001-073-003 **Brief Tax Description**

LOT 6 CALDWELL LAKE ADD

(Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, sta 7 4 2 0 5. Call 1. The following are in the condition	et well	La	~e 1/1	Cin	All all the					
The following are in the condition	s indicated:		STATE OF THE PARTY	A STATE OF THE PARTY OF THE PAR	/-	None/Not		No	t	Do Not
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included/ Rented	Defective	Defec		Know
Built-in Vacuum System	X				Cistern	V			/	
Clothes Dryer	X				Septic Field / Bed	/		V		
Clothes Washer	X.				Hot Tub	V			/	
Dishwasher	'X				Plumbing	,		V		
Disposal	X				Aerator System	V,				
Freezer	X				Sump Pump	V				
Gas Grill	X				Irrigation Systems	/			1	
Hood	X.				Water Heater / Electric			V		
Microwave Oven	X	1			Water Heater / Gas	1				
Oven	1		X		Water Heater / Solar	V				
Range			X		Water Purifier	1				
Refrigerator			Ý	T.	Water Softener	1/				
Room Air Conditioner(s)	X		^		Well	/			/	
	Y				Septic & Holding Tank/Septic Mound	,		V		
Trash Compactor TV Antenna / Dish	7				Geothermal and Heat Pump	1				
	2				Other Sewer System (Explain)	11				
Other:	1				Swimming Pool & Pool Equipment	V				
					Citiminal Condition and Condition			Yes	No	Do No
					Are the structures connected to a publi	o water ev	etom?	163	V	Know
					Are the structures connected to a publi				1	,
	None/Not	(C) - (C) (C)		De Net	Are the structures connected to a publi				./	
B. ELECTRICAL SYSTEM	Included/	Defective	Not Defective	Do Not Know	to the sewage disposal system?				V	
Air Purifier	Rented				If yes, have the improvements been consewage disposal system?	npleted on	the			
Burglar Alarm	X				Are the improvements connected to a p	rivate/com	munity			
Ceiling Fan(s)	X				water system?					
Garage Door Opener / Controls	X				Are the improvements connected to a passever system?	rivate/com	imunity			
	1.			./	sewer system?	None/Not				- 11
Inside Telephone Wiring and Blocks / Jacks	-			×	D. HEATING & COOLING SYSTEM	Included/ Rented	Defective		ot ctive	Do Not Know
Intercom	×				Attic Fan	V	1			
Light Fixtures			X		Central Air Conditioning		/		/	
Sauna	X				Hot Water Heat			V		
Smoke / Fire Alarm(s)		-		X	Furnace Heat / Gas NEW	/		V		
Switches and Outlets			X,		Furnace Heat / Electric	V,				
Vent Ean(s)			X		Solar House-Heating	V				
60 / (00) 200 Amp Service					Woodburning Stove	V				
(Circle-one)	-				Fireplace	1				
Generator	1				Fireplace Insert	V,				
NOTE: "Defect" means a condition the	hat would ha	ave a signif	ficant adver	rse effect	Air Cleaner	V				
on the value of the property, that wo	uld significa	ntly impair	the health	or safety	Humidifier / /	V				
of future occupants of the property,	or that if not	repaired, r	emoved or	replaced	Propane Tank Rented	V	1			
would significantly shorten or adver	sely affect	the expecte	d normai i	ile of the	Other Heating Source	1				
premises.			-				d on the f	Calle	in Ci	IDDEN
ACTUAL KNOWLEDGE. A disclosubstitute for any inspections or v	varranties t	hat the pro	ospective to	the owner ouyer or ow	e Seller, who certifies to the truth ther r or the owner's agent, if any, and the owner may later obtain. At or before settle e purchaser at settlement that the condi- trichaser hereby acknowledge receipt	ment, the tion of the of this Di	owner is reproperty	equir is su by s	ed to	disclos
Signature of Seller		Date Imm	/ød/yy)		Signature of Buyer		Date (mm/di	d/yy)		
1 Somtone		Date (min			Signature of Buyer	1	Date (mm/d	d/yy)		
Signature of Seller										
/ /	andition of t	he propert	is substan	tially the sa	me as it was when the Seller's Disclosure	orm was o	riginally pr	rovide	d to t	he Buye
/ /	ondition of t	he property		ntially the sa	Ime as it was when the Seller's Disclosure for Signature of Seller (at closing)		riginally pr		d to t	he Buye

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
3			Milon	Do structures have aluminum wiring?			KNOW
Age, if known: Years.				Are there any foundation problems			/
Does the roof leak?		X		with the structures?		1	
Is there present damage to the roof?		X		Are there any encroachments? Are there any violations of zoning,		1	
Is there more than one layer of shingles on the house?	-	X		building codes, or restrictive covenants? Is the present use a non-conforming use?		~	
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				/	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the access to your property via a			
Has there been manufacture of		1		private road?		V	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	~	,	
Explain:			-	Is the access to your property via an easement?		V	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		V	
				Are there any structural problems with the building?			V
				Have any substantial additions or alterations been made without a required building permit?		/	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Very well kept unit	٠,			Is there any damage due to wind, flood, termites or rodents?		V	
Very well kept unit	er-	Storag	je	Have any structures been treated for wood destroying insects?		/	
1		0		Are the furnace/woodstove/chimney/flue all in working order?	/	. ,	
Great garage!				Is the property in a flood plain?		1	
0				Do you currently pay flood insurance?		V	
				Does the property contain underground storage tank(s)?		~	
				Is the homeowner a licensed real estate salesperson or broker?	-		
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		~	
				Is the property located within one (1) mile of an airport?		/	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys	s not a wa es that the ical cond	arranty b ne prospe ition of t ure form	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that tild. Seller and Purchaser hereby acknowledge of Signature of Buyer	re form ma ment, the he condition	ay not be owner is on of the his Disclo	used as required property
Signature of Seller	Date (mm	124		Signature of Buyer	Date (mm/d		
. 0			ntially the se	me as it was when the Seller's Disclosure form was o		-	he Busin
Signature of Seller (at closing)	Date (mm.		indany une sa	Signature of Seller (at closing)	Date (mm/d	1 1 1 1 1 1 1 1 1	ne buye
					4	***	



260-982-0238

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

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

www.MetzgerAuction.com

	Company	Average Amount
Gas	França Budget	\$ 160/ma
Electric	Franze Budget REMC	\$ 80/mo
Water	Free	\$
Other		\$
ноа	NO	\$



Co-Sell Office

Residential Agent Full Detail Report



Property Type RESIDENTIAL CDO 0 **DOM** 0 Status Active Auction Yes 202418983 MLS# 7432 S Caldwell Lake Drive Claypool IN 46510 LP \$0 Area Kosciusko County Parcel ID 43-15-19-100-035.000-001 Type Manuf. Home/Mobile Waterfront Yes H Baths 0 Sub Caldwell Lake F Baths 1 **Cross Street** Bedrms 2 Township Clay Style One Story REO No Short Sale No Elem Claypool School District WRS JrH Lakeview SrH Warsaw Legal Description 1-73-3.A LOT 5 CALDWELL LAKE ADD **Directions** West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Caldwell Lake Dr. **Inside City** City Zoning County Zoning R1 Zoning Description

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 4: 2 bedroom, 1 bath modular home, offering a tranquil lakefront retreat. The property features a private pier and a new roof, providing a solid foundation for lakeside enjoyment. Recent upgrades including new carpet and a gas water heater ensure modern comfort and convenience, while the lakefront deck and firepit create the perfect setting for outdoor relaxation and entertainment. Embrace the quiet and beautiful surroundings as you get away from the city and immerse yourself in the peaceful allure of lakeside living. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

Agent Remarks Great functioning unit with laundry hook up. Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50 /50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to

Sec Lot 5 Lot 0.170	0 / 7,560 /	/ 72X105 Lot I	Desc Level, Waterfront,	0-2.9999, Lake, Water View,	Waterfront-Medium
Above Gd Fin SqFt 612 Above Gd U	nfin SqFt 0 Belo	w Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 612	Year Built 1976
Age 48 New Const No Dat	e Complete	Ext Metal, Vinyl	Bsmt None		# 5
Room Dimensions Baths Full	Hal Water	WELL	Basement Material	Block	
RM DIM LV B-Main 1	0 Well Type	Shared	Dryer Hookup Gas	No Fireplace	No
LR 20 x 13 B-Upper 0	0 Sewer	None	Dryer Hookup Elec	Yes Guest Qtrs	No
DR x B-BIw 0	0 Fuel /	Propane, Forced Air	Dryer Hookup G/E	No Split Firpin	No
FR x Laundry Rm	Main Heating		Disposal	No Ceiling Far	n No
KT 14 x 13 Laundry L/W	χ Cooling	Window	Water Soft-Owned	No Skylight	No
	Countertops-Laminate, D		Water Soft-Rented	No ADA Featu	res No
DI	t-In Kitchen, Firepit, Rar	•	Alarm Sys-Sec	No Fence No	ne
1B 13 x 13 Gas, Tub/Snow	er Combination, Main L	ever Bedroom Suite,	Alarm Sys-Rent	No Golf Cours	e No
2B 12 x 8			Garden Tub	No Nr Wikg Tr	ails No
3B x Garage	/	/ x /	Jet Tub	No Garage Y/N	l No
4B x Outbuilding 1	None	X	Pool	No Off Street F	Pk
5B x Outbuilding 2		X	Pool Type		
RR x Assn Dues	Frequency	Not Applicable		Refrigerator, Oven-Gas, Rang	e-Gas, Water Heater
LF x Other Fees			Gas FIREPLACE None		
EX x Restrictions			TINEFLACE None		
Water Access LAKE	Wtr Name Caldwell		Water Frontage 72.	00 Channel	0.00
Water Features Pier/Dock, Deeded			Water Type Lake	Lake Type Non Ski L	₋ake
Auctioneer Name Chad Metzger & Gary	Spangle Lic # AC3	1300015 Auction Da	ite 6/27/2024 Time 6	pm Location at the pro	perty
Financing: Existing	Prop	osed		Excluded Party None	e
Annual Taxes \$299.00 Exemption		Year Tax	es Payable 2024	Assessed Value	
Possession at closing					
List Office Metzger Property Services, L	LC - Off: 260-982-0238	List Agent	Gary Spangle - Cell: 574-	551-1768	
Agent E-mail gary@metzgerauction.c	om	List Agent - Us	er Code UP388053999	List Team	
Co-List Office Metzger Property Service	es, LLC	Co-List Agent	Chad Metzger - Cell:	260-982-9050	
Showing Instr Showingtime or Open H	ouse				
List Date 5/28/2024 Start Showing D	ate Exp	Date 8/31/2024 Own	er/Seller a Real Estate L	icensee No Agent/Own	er Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp). 1.0%	Variable Rate No	Special List Cond.	None
Virtual Tours:	Lockbox Type None	e Lock	tbox Location n/a	Type of Sale	
Pending Date	Closing Date	Selling P	rice	How Sold	
Ttl Concessions Paid	Sold/Concession R	emarks		Conc Paid By	
Sell Office	Sell	Agent		Sell Team	

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Co-Sell Agent

Page Number: Page 1 of 1 05/28/2024 10:36 AM





Parcel ID 001-073-003.A Alternate 001-714000-90

Sec/Twp/Rng --

Property 7432 S CALDWELL Class Address LAKE DR

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY

DWELLING ON A PLATTED LOT

CLAYPOOL Acreage n/a

District Clay

001-073-003.A **Brief Tax Description**

LOT 5 CALDWELL LAKE ADD

(Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



Owner Address Haney Real Estate Services LLC 1084 N 1200 E Akron, IN 46910

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 5/9/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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Property address (number and street, city, str. 743 Z Cald w. 1. The following are in the condition	ate, and ZIP o	ode)	or C	lange.	e 46510					
1. The following are in the condition				The state of the s						
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot ctive	Do No Know
Built-in Vacuum System	V		15		Cistern	193		1	8	
Clothes Dryer Hook WS	V,				Septic Field / Bed	X		50		
Clothes Washer	V				Hot Tub	X		-	,	
Dishwasher	/				Plumbing	^		V	/	
Disposal	V				Aerator System	X				
Freezer	1/				Sump Pump	/X				
Gas Grill	V.				Irrigation Systems	V				
Hood	1				Water Heater / Electric	8				
Microwave Oven	1				Water Heater / Gas NEW	(V	_	
Oven	-		1		Water Heater / Solar	1		^		
	-		1			*			_	
Range			-/		Water Purifier	V			_	
Refrigerator	100				Water Softener	3				
Room Air Conditioner(s)	/			-	Well Shaved	>		-		
Trash Compactor	1				Septic & Holding Tank/Septic Mound	~				
TV Antenna / Dish	1		-		Geothermal and Heat Pump	X,		-		-
Other:	V				Other Sewer System (Explain)	X,				
					Swimming Pool & Pool Equipment	X		-		
								Yes	No	Do No
					Are the structures connected to a publi	c water sv	etam?	-	1	Knov
						THE WAY THE			2	
	None/Not			D- N-4	Are the structures connected to a publi				X,	
B. ELECTRICAL SYSTEM	Included/	Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?	e improvei	ments		X	
Air Purifier	Rented				If yes, have the improvements been con	npleted on	the			-
	1			_	sewage disposal system?				-	
Burglar Alarm	1				Are the improvements connected to a p water system?	rivate/com	imunity			
Ceiling Fan(s)	1				Are the improvements connected to a p	rivate/com	munity	-		
Garage Door Opener / Controls	-			/	sewer system?					
Inside Telephone Wiring and Blocks / Jacks					D. HEATING & COOLING SYSTEM	None/Not	Defective		ot	Do No
Intercom	1/		-			Repted	Delective	Defe	ctive	Know
Light Fixtures	-		/		Attic Fan	1	_			
Sauna	1				Central Air Conditioning		X		_	
Smoke / Fire Alarm(s)	-			/	Hot Water Heat		1.0	X		
			./	_	Furnace Heat / Gas	,		X		
Switches and Outlets			/		Furnace Heat / Electric	X				
Vent Fan(s)			/		Solar House-Heating	X				-
60 (100 / 200 Amp Service (Circle one)	/				Woodburning Stove	X.				
Generator	/				Fireplace	X				
	-t				Fireplace Insert	X				
NOTE: "Defect" means a condition the on the value of the property, that wou					Air Cleaner	X				
of future occupants of the property, of					Humidifier	X				
would significantly shorten or advers					Propane Tank Rented	X.				
premises.					Other Heating Source	X				
The information contained in this ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physical	sure form i arranties that condition	s not a want the pro	spective b	the owner uyer or ow ertify to the	e Seller, who certifies to the truth there is or the owner's agent, if any, and the downer may later obtain. At or before settler e purchaser at settlement that the conditional control of the	isclosure nent, the d ion of the	form may owner is re property	not equire	be used to	sed as disclos
Signature of Seller		Date (mgn/		o. und Pu	Signature of Buyer		ate (mm/do		Amini	J Delov
1 Southern		5/9	1/24		Signature of Buyer		- Communication	331		
Signature of Seller		Date (mm/	dd/yy)		Signature of Buyer	D	ate (mm/do	l/yy)		
The College househours of the state of	adialara - f ri		la autoto i	1-B-P			1.1.0			
	ndition of th			ially the sa	me as it was when the Seller's Disclosure for				d to th	ne Buye
Signature of Seller (at closing)		Date (mm/	dd/vv)		Signature of Seller (at closing)		Date (mm/de	(VV)		

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
7				Do structures have aluminum wiring?			V
Age, if known: Years.		/		Are there any foundation problems with the structures?		. /	/
Does the roof leak?		1		Are there any encroachments?		1	
s there present damage to the roof?		1	1	Are there any violations of zoning,		1	
s there more than one layer of shingles on the house?		V		building codes, or restrictive covenants? Is the present use a non-conforming use?			
f yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			1	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		/				V	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		1		Is the access to your property via a		,	
Has there been manufacture of		/		private road?	/	V	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		V		Is the access to your property via a public road?	/		
Explain:				Is the access to your property via an easement?		V	
7.00				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		/	
				Are there any structural problems with the building?			V
				Have any substantial additions or alterations been made without a required building permit?		1	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		/	
Shared Septic + Well	with	-		Is there any damage due to wind, flood, termites or rodents?		1	
Shared Septic + Well Blue Trailer South				Have any structures been treated for wood destroying insects?	,	/	
1 1	1.			Are the furnace/woodstove/chimney/flue all in working order?	/	,	
- New gas water her	vie			Is the property in a flood plain?		1	
e Part				Do you currently pay flood insurance?		-	
- NEW ROOT				Does the property contain underground storage tank(s)?	1		~
- New gas water her - New Root - WASHER + DRYER - Pier, Firepit.	Hool	c up	5	Is the homeowner a licensed real estate salesperson or broker?			
- Pier Firepit.				Is there any threatened or existing litigation regarding the property?		/	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		1	/
				Is the property located within one (1) mile of an airport?		1	
ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant to disclose any material change in the physical change in	is not a wies that t	he prospectition of t	y the owner ective buye	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that ted. Seller and Purchaser hereby acknowledge	ment, the	owner is on of the	require proper
Signature of Seller	Date (mh	VIZ4		Signature of Buyer	Date (mm/c	dd/yy)	
Signature of Seller	Date (mn	dd/yy)		Signature of Buyer	Date (mm/c	dd/yy)	
The Seller hereby certifies that the condition of t	he propert	y is substa	antially the sa	ame as it was when the Seller's Disclosure form was	originally p	rovided to	the Buy
Signature of Seller (at closing)	Date (mn			Signature of Seller (at closing)	Date (mm/c		



260-982-0238

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

www.MetzgerAuction.com

	Company	Average Amount					
Gas	França Budyet	\$ 160/mo \$ 45/mo					
Electric	Reme	\$ 65/mo					
Water	Free	\$					
Other	No	\$					
ноа	No	\$					



Co-Sell Office

Residential Agent Full Detail Report



Property Type RESIDENTIAL	Status Active		CDO 0	DOM 0 Auction Yes								
MLS # 202418985	7446 S Caldwell Lake Drive	Claypool	IN 46510	LP \$0								
	Area Kosciusko County	Parcel ID 43-15-19-100-038.000-001	Type Manuf. I	Home/Mobile Waterfront Yes								
23.22	Sub Caldwell Lake	Cross Street	Bedrms 2	F Baths 1 H Baths 0								
	Township Clay	Style One Story	REO No	Short Sale No								
	School District WRS	Elem Claypool JrH La	Lakeview SrH Warsaw									
	Legal Description 1-73-3.B LC	OT 4 CALDWELL LAKE ADD										
	Directions West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Caldwell Lake Dr.											
	Inside City N City Zo	ning County Zoning R1	Zoning D	Description								

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 5: 2 bedroom, 1 bath modular home on Caldwell Lake, offering an amazing view of the water. Situated right beside the inlet, it provides the perfect location for the best fishing experience the lake has to offer. The property features a pier, firepit, and a covered deck, creating an idyllic setting for outdoor enjoyment and relaxation. This great unit boasts a new furnace, roof, and plumbing, ensuring modern comforts and peace of mind. Whether you're drawn to the stunning lake views or the promise of excellent fishing opportunities, this property offers an exceptional opportunity to experience the best of lakeside living. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5 -7pm & Sunday, June 23rd 1-3pm

Agent Remarks Shared septic with Lot 5 to the north - both are on this property. Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend

		Lot		0.1700	/ 7,5	,	72X105		c Level, Waterfront, 0)-2.99			
	ve Gd Fin S	•			in SqFt 0	Belov	v Gd Fin Sq		Ttl Below Gd SqFt 0	•	Ttl Fin SqFt 625	rear Built	196
-		w Const	No	Date 0	Complete			ninum, Metal	Bsmt None			#	4
Rog	om Dimens	ions :	Baths	Full	Hal	Water	WELL		Basement Material	Bloc	k		
	RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	18 x 12		B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No	
DR	Χ		B-Blw	0	0	Fuel /	Propane, F	orced Air	Dryer Hookup G/E	No	Split FlrpIn	No	
FR	Χ		Laundry	Rm M	ain	Heating			Disposal	No	Ceiling Fan	No	
KT	15 x 12		Laundry	L/W	X	Cooling	Window		Water Soft-Owned	No	Skylight	No	
3K	Х				•		eck Covered		Water Soft-Rented	No	ADA Features	s No	
NC	Х		•				e/Oven Hk U	•	Alarm Sys-Sec	No	Fence None		
1B	12 x 12		/Elec, Tut	o and Se	parate Sno	ower, Main i	_evel Bedroo	om Suite	Alarm Sys-Rent	No	Golf Course	No	
2B	10 x 8								Garden Tub	No	Nr Wlkg Trail	s No	
ВВ	Х		Garage		/	/	Х	/	Jet Tub	No	Garage Y/N	No	
ŀВ	Х		Outbuild	ing 1 S	hed	10	x 8		Pool	No	Off Street Pk		
БВ	X		Outbuild	ing 2			Х		Pool Type				
RR	X		Assn Du	es	F	requency	Not Applica	ble	7 1	Refrige	rator, Oven-Electric, Ran	ge-Electric,	Wa
_F	Х		Other Fe	es					Heater Electric				
ĒΧ	X		Restriction	ons					FIREPLACE None				
Nate	er Access	LAKE		w	tr Name	Caldwell			Water Frontage 72.	00	Channel 0.0	0	
Nate	er Features	Pier/Do	ck						Water Type Lake		Lake Type Non Ski Lak	е	
Auc	tioneer Nar	ne Chad I	Metzger &	Gary Sp	angle L	ic# AC31	300015	Auction Date	6/27/2024 Time 6	pm	Location at the prope	rty	
ina	ncing: Ex	isting				Propo	sed				Excluded Party None		
٠	ual Taxes	\$363.00	Exemp	tion				Year Taxes	Payable 2024		Assessed Value		
Ann.		at closing											
	session												
Poss	session Office Me	etzger Pro	perty Servi	ices, LLC	C - Off: 260	1-982-0238	List	Agent Gai	ry Spangle - Cell: 574-	551-17	768		
Poss List			perty Servi netzgerauc)-982-0238		•	ry Spangle - Cell: 574-5 Code UP388053999		768 List Team		
Poss List Age	Office Me	gary@m		tion.com	l	0-982-0238	List	•		I	List Team		
Poss List Age Co-L	Office Ment E-mail	gary@m	netzgerauc Property \$	tion.com	l	0-982-0238	List	Agent - User (Code UP388053999	I	List Team		
Poss List Age Co-L Shov	Office Me	gary@n Metzger Open H	netzgerauc Property S ouses	tion.com Services	, LLC		List	Agent - User (List Agent	Code UP388053999	260-9	List Team 82-9050	Related	No
Poss List Age Co-L Show List	Office Ment E-mail List Office wing Instr Date 5/28/	gary@n Metzger Open H	netzgerauc Property S ouses Start Show	tion.com Services	, LLC		List Co-L Pate 8/31/20	Agent - User (List Agent	Code UP388053999 Chad Metzger - Cell:	260-9	List Team 82-9050		No
Poss List Ager Co-L Show List Conf	Office Ment E-mail List Office Wing Instr	gary@n Metzger Open H	netzgerauc Property S ouses Start Show	tion.com Services ring Date	, LLC Buyer Bro	Exp Doker Comp.	List Co-L Pate 8/31/20	Agent - User (List Agent 024 Owner/	Code UP388053999 Chad Metzger - Cell: Seller a Real Estate L	260-9	List Team 82-9050 ee No Agent/Owner Special List Cond. No		No
Poss List Age Co-L Show List Cont	Office Ment E-mail List Office Wing Instr Date 5/28/ tract Type Ital Tours:	gary@n Metzger Open H	netzgerauc Property S ouses Start Show	tion.com Services ring Date	, LLC e Buyer Bro Lockbox	Exp D oker Comp. Type None	List Co-L Pate 8/31/20	Agent - User (.ist Agent)24 Owner/ Lockbo	Code UP388053999 Chad Metzger - Cell: Seller a Real Estate L Variable Rate No x Location n/a	260-9	List Team 82-9050 ee No Agent/Owner		No
Poss List Age Co-L Shov List Conf Virtu	Office Ment E-mail List Office Wing Instr Date 5/28/ tract Type	gary@n Metzger Open H /2024 S Exclusive	netzgerauc Property S ouses Start Show	tion.com Services ring Date	, LLC e Buyer Bro Lockbox Closing D	Exp D oker Comp. Type None	List Co-L Pate 8/31/20 1.0%	Agent - User (List Agent 024 Owner/	Code UP388053999 Chad Metzger - Cell: Seller a Real Estate L Variable Rate No x Location n/a	260-9	List Team 82-9050 ee No Agent/Owner Special List Cond. No Type of Sale		No

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Co-Sell Agent

Page Number: Page 1 of 1 05/28/2024 10:38 AM





Parcel ID 001-073-003.B Alternate 001-702002-90

Sec/Twp/Rng --

Property 7446 S CALDWELL Class Address LAKE DR

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY

DWELLING ON A PLATTED LOT

CLAYPOOL Acreage n/a

District Clay

001-073-003.B **Brief Tax Description**

LOT 4 CALDWELL LAKE ADD

(Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



Owner Address Haney Real Estate Services LLC 1084 N 1200 E Akron, IN 46910



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (mgnth	day, year)
5/9	124
1/1	101

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

7 4 4 6 Caldre	ell 1	ale	Dr o	clus	mel IN 46510					
1. The following are in the condition	s indicated	:		4						
A. APPLIANCES	None/Not Included/ Repted	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective		ot	Do No Know
Built-in Vacuum System	V				Cistern	X				
Clothes Dryer	V,				Septic Field / Bed			X		
Clothes Washer	VI				Hot Tub	X		1		
Dishwasher	VI				Plumbing		1	X		
Disposal	1				Aerator System	X		-		
Freezer	1				Sump Pump	X				
Gas Grill	V/				Irrigation Systems	Y				
Hood	1/				Water Heater / Electric	1		X	-	
Microwave Oven	1				Water Heater / Gas	Y		^		
Oven			V		Water Heater / Solar	X				
Range			1/		Water Purifier	Y				
Refrigerator			/		Water Softener	1				
Room Air Conditioner(s)	1/		-		Well	_		X		
Trash Compactor	1				Septic & Holding Tank/Septic Mound			X	_	
TV Antenna / Dish	1/				Geothermal and Heat Pump	X		1	7	
Other:	1				Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipmen	t X		-		
					Chimining Foot & Foot Equipmen	-				Do No
					and the second	- across		Yes	No	Knov
					Are the structures connected to a pub	lic water sy	stem?		X	
					Are the structures connected to a public sewer system?				X	1
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not					X	
	Rented	Service and and	Delective	Know	If yes, have the improvements been co	mnleted or	the	-	1	
Air Purifier	1				sewage disposal system?	var.	191			
Burglar Alarm	1/				Are the improvements connected to a water system?	private/com	munity			1
Ceiling Fan(s)	/				Are the improvements connected to a	private/com	munity	-		
Garage Door Opener / Controls	-			/	sewer system?	p				
Inside Telephone Wiring and Blocks / Jacks	/			/	D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	N	ot	Do No Know
Intercom	~		/		Attic Fan	X				1,
Light Fixtures	/		~		Central Air Conditioning	V				
Sauna	~			/	Hot Water Heat			×	-	
Smoke / Fire Alarm(s)			/	/	Furnace Heat / Gas			- C	-	
Switches and Outlets			1/		Furnace Heat / Electric	X		1		
Vent Fan(s)					Solar House-Heating	V				
60 / 106 / 200 Amp Service	/				Woodburning Stove	X				
(Circle one)					Fireplace	1				
Generator	/				Fireplace Insert	·				
NOTE: "Defect" means a condition th	at would ha	ve a signifi	icant advers	se effect	Air Cleaner	V				
on the value of the property, that wou	ld significar	ntly impair	the health o	or safety	Humidifier	1				
of future occupants of the property, o would significantly shorten or advers	r that if not	repaired, re	emoved or	replaced	0 / /	1				
premises.	sely affect ti	ne expecte	a normai ii	e of the		1				
The information contained in this ACTUAL KNOWLEDGE. A discloss substitute for any inspections or wany material change in the physical	arranties the condition	s not a wa at the pro-	spective b	the owner uyer or ow ertify to the	Seller, who certifies to the truth ther or the owner's agent, if any, and the ner may later obtain. At or before settle purchaser at settlement that the condrichaser hereby acknowledge receipt	ment, the	form may owner is re	not	be us	sed as disclos
Signature of Seller		Date (n/m/			Signature of Buyer		ate (mm/dd		9	, 2010
Signature of Seller		Date (m/h/	29		Signature of Buyer					
		1				Date (mm/dd/yy)				
					ne as it was when the Seller's Disclosure					

2. ROOF	YES	NO	DO NOT	4. OTHER DISCLOSURES	YES	NO	DO NO
3				Do structures have aluminum wiring?	-		KNOW
Age, if known:Years.		/		Are there any foundation problems			1
Does the roof leak?		/		with the structures? Are there any encroachments?		/	
Is there present damage to the roof? Is there more than one layer of shingles		-/	1	Are there any violations of zoning,	-	/	
on the house?		V		building codes, or restrictive covenants? Is the present use a non-conforming use?		-	
If yes, how many layers?				Explain:		/	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			V	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		1					
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		/				,	
Has there been manufacture of		1		Is the access to your property via a private road?		1	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		V		Is the access to your property via a public road?	/	,	
Explain:				Is the access to your property via an easement?		V	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		/	
				Are there any structural problems with the building?			V
				Have any substantial additions or alterations been made without a required building permit?		/	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		/	
- New firmling - New Firmace				Is there any damage due to wind, flood, termites or rodents?		1	
- New Furnace				Have any structures been treated for wood destroying insects?		V	
- New Roof				Are the furnace/woodstove/chimney/flue all in working order?	/	/	
- NEW ROOT				Is the property in a flood plain?		1	
				Do you currently pay flood insurance?		V	/
				Does the property contain underground storage tank(s)?			-
				Is the homeowner a licensed real estate salesperson or broker?	V		
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		V	
				Is the property located within one (1) mile of an airport?		/	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wa les that the ical condi	e prospection of the	the owner ctive buyer e property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge resignature of Buyer	ment, the	owner is a on of the p his Disclo	used as equired
Signature of Seller	Date (mm/	ddyy)			Date (mm/de		
	Tank Value		tially the ear	me as it was when the Seller's Disclosure form was o		***	no Drava-
Signature of Seller (at closing)	Date (mm/		uny une sai		Date (mm/de		e Buyer.
				A STATE OF THE STA	(331	



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 ★ REAL ESTATE APPRAISALS
 ★ REAL ESTATE SALES

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<u> </u>	Company	Average Amount
Gas	Franzer Budent	\$ 160/mo
Electric	Franze Brdent REME	\$ \$ 80/mo
Water _	Free	\$
Other _	NO	\$
ноа _	NO	\$



Residential Agent Full Detail Report



CDO n **DOM** 0 Property Type RESIDENTIAL Status Active Auction Yes MLS# 202418986 7413 S Caldwell Lake Drive Claypool IN 46510 LP \$0 Area Kosciusko County Parcel ID 43-15-19-400-027.000-001 Type Manuf. Home/Mobile Waterfront No Sub Caldwell Lake F Baths 1 H Baths 0 **Cross Street** Bedrms 2 Township Clay Style One Story REO No Short Sale No Elem Claypool School District WRS JrH Lakeview SrH Warsaw Legal Description 1-74-6.B LOTS 25 & 26 CALDWELL LAKE ADD **Directions** West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Caldwell Lake Dr. **Inside City** City Zoning County Zoning R1 **Zoning Description**

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 6: 2 bedroom, 1 bath modular home with pole barn just off Caldwell Lake, offering deeded access to the lake and breathtaking water views from the pole barn. The property includes an excellent pole barn with a heated office, loft, built-in storage, drains, water, and utilities, making it a versatile space for hobbies, storage, or a workshop. Additionally, the modular home has a new roof, ensuring peace of mind and longevity. Whether you're captivated by the serene lake views or seeking a versatile space for your hobbies and storage needs, this property just off Caldwell Lake presents an incredible opportunity to create the lifestyle you've been dreaming of. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

Agent Remarks Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client

Sec	Lot 0 Lot	0.4000 / 17	,479 /	217X80.5	Lot Desc Corner, Level, 0-2.	9999, Water Viev	W		
Abo	ve Gd Fin SqFt 612	Above Gd Unfin SqFt) Belov	w Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin Sql	Ft 612	ear Built	1983
Age	41 New Const	No Date Complete		Ext Metal	Bsmt None			#	4
Ro	om Dimensions	Baths Full Hal	Water	WELL	Basement Material	Block			
	RM DIM LV	B-Main 1 0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No	
LR	22 x 13	B-Upper 0 0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	х	B-Blw 0 0	Fuel /	Propane, Forced	Air Dryer Hookup G/E	No	Split FlrpIn	No	
FR	Х	Laundry Rm Main	Heating		Disposal	No	Ceiling Fan	No	
KT	12 x 13	Laundry L/W X	Cooling	Window	Water Soft-Owned	No	Skylight	No	
BK	х	AMENITIES Countertops-			Water Soft-Rented	No	ADA Features	s No	
DN	X	Twin Sink Vanity, Tub/Show	ver Combina	ation	Alarm Sys-Sec	No	Fence None		
1B	12 x 13				Alarm Sys-Rent	No	Golf Course	No	
2B	8 x 10				Garden Tub	No	Nr Wlkg Trails	s No	
3B	X	Garage 1.0 / De	tached /	′ 16 x 12 / 192.	.00 Jet Tub	No	Garage Y/N	Yes	
4B	X	Outbuilding 1 Pole/Post B	U	4 x 36	Pool	No	Off Street Pk		
5B	X	Outbuilding 2 Garden She		8 x 10 80	Pool Type				
RR	X		Frequency	Not Applicable	SALE INCLUDES F	•	dow Treatments	s, Cooktop-	Заs,
LF	X	Other Fees			Oven-Gas, Water He	ater Electric			
EX	Χ	Restrictions							

 Water Access
 Wtr Name
 Water Frontage
 Channel

 Water Features
 Pier/Dock Available, Walk to Lake Access, Deeded
 Water Type
 Lake Type

Auctioneer Name Chad Metzger & Gary Spangle Lic # AC31300015 Auction Date 6/27/2024 Time 6 pm Location at the property

Financing: Existing Proposed Excluded Party None

Annual Taxes \$420.00 Exemption Year Taxes Payable 2024 Assessed Value

Possession at closing

List OfficeMetzger Property Services, LLC - Off: 260-982-0238List AgentGary Spangle - Cell: 574-551-1768Agent E-mailgary@metzgerauction.comList Agent - User Code UP388053999List TeamCo-List OfficeMetzger Property Services, LLCCo-List AgentChad Metzger - Cell: 260-982-9050

Showing Instr Showingtime or Open House

List Date 5/28/2024 Start Showing Date Exp Date 8/31/2024 Owner/Seller a Real Estate Licensee No Agent/Owner Related No

Contract Type Exclusive Right to Sell

Buyer Broker Comp. 1.0%

Variable Rate No

Special List Cond. None

Virtual Tours:

Lockbox Type Mechanical/Combo

Lockbox Location pole barn

Type of Sale

Pending Date Closing Date Selling Price How Sold

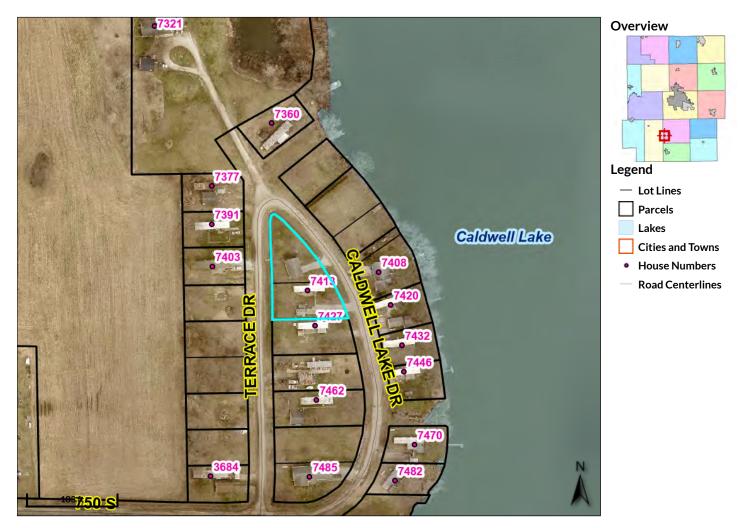
Ttl Concessions Paid Sold/Concession Remarks Conc Paid By
Sell Office Sell Agent Sell Team

Co-Sell Office Co-Sell Agent

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Page Number: Page 1 of 1 05/28/2024 10:39 AM





Parcel ID 001-074-006.B Alternate 001-719002-70

Sec/Twp/Rng --

Property

Address

7413 S CALDWELL Class

LAKE DR

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY

DWELLING ON A PLATTED LOT

CLAYPOOL Acreage n/a

District Clay

001-074-006.B **Brief Tax Description**

> LOTS 25 & 26 CALDWELL LAKE ADD (Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



Owner Address Haney Real Estate Services LLC 1084 N 1200 E Akron, IN 46910



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, d	ay, year)
5/9	124

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, cit	duell	Coh	err	Clay	100l 46510			=		
1. The following are in the condition	ns indicated	:		1						
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Defe	ot ctive	Do No Knov
Built-in Vacuum System	X				Cistern	1				
Clothes Dryer	X				Septic Field / Bed			X		
Clothes Washer	X				Hot Tub	X		-		
Dishwasher	X				Plumbing			X		
Disposal	X				Aerator System	Y				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater / Electric	^		V	_	
Microwave Oven	X				Water Heater / Gas	Y		^		
Oven	-		X		Water Heater / Solar	X				
Range			X		Water Purifier	X				
Refrigerator			Ŷ		Water Softener	X				
Room Air Conditioner(s)	X		-	-	Well	/ '		X		
Trash Compactor	1				Septic & Holding Tank/Septic Mound				-	
TV Antenna / Dish	X				Geothermal and Heat Pump	X		^		
Other:	1				Other Sewer System (Explain)	Y				
	+			7	Swimming Pool & Pool Equipment	4	-			
n i i i i i i i i i i i i i i i i i i i										Do No
								Yes	No	Knov
					Are the structures connected to a publi	-			1	
	None/Not				Are the structures connected to a public sewer system?				X	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Do Not Know	to the sewage disposal system?				X	
Air Purifier	X				If yes, have the improvements been con sewage disposal system?	mpleted on	the			
Burglar Alarm	X				Are the improvements connected to a p	rivate/com	munity			
Ceiling Fan(s)	X.				water system?					
Garage Door Opener / Controls			X		Are the improvements connected to a p sewer system?	rivate/com	imunity			
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	None/Not Included/	Defective		ot	Do No
Intercom	X					Rented		Dete	ctive	Know
Light Fixtures	1		X		Attic Fan in lole Burn	./		^		
Sauna	X		^	-	Central Air Conditioning	X			,	
Smoke / Fire Alarm(s)			-	X	Hot Water Heat			X	-	
Switches and Outlets			X	"	Furnace Heat / Gas	V		X		
Vent Fan(s)			X		Furnace Heat / Electric	1,				1
60 /(100)/ 200 Amp Service			^		Solar House-Heating	X,				
(Circle one)					Woodburning Stove	Χ,				
Generator	X				Fireplace	X				
NOTE: "Defect" means a condition th	at would ha	ve a signifi	icant adver	se effect	Fireplace Insert	X,		"		
on the value of the property, that wou	ıld significar	ntly impair	the health o	or safety	Air Cleaner	7				
of future occupants of the property, o					Humidifier	X				
would significantly shorten or adver-	sely affect the	ne expecte	d normal li	fe of the	Propane Tank RENTED	*				
premises.					Other Heating Source POLE BAR			X		
actual knowledge. A disclosubstitute for any inspections or wany material change in the physical	sure form is arranties that condition	s not a wa at the pro of the pro	arranty by spective b operty or co	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the d mer may later obtain. At or before settler e purchaser at settlement that the condit rchaser hereby acknowledge receipt of	isclosure nent, the d ion of the	form may owner is re property i	not equire	be us	sed as disclos
Signature of Seller		Date (mgn/	dd/vy)		Signature of Buyer		ate (mm/dd			
Signature of Selfer		Date (mm/	(da/yy)		Signature of Buyer	D	ate (mm/dd	(yy)		
1/0			-11-31		No. of the control of					
					me as it was when the Seller's Disclosure for					

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known:3Years.				Do structures have aluminum wiring?			X
				Are there any foundation problems with the structures?			X
Does the roof leak?		X		Are there any encroachments?		X	1.
Is there present damage to the roof? Is there more than one layer of shingles		1		Are there any violations of zoning,		5	
on the house?		X		building codes, or restrictive covenants? Is the present use a non-conforming use?	-	,	-
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	-				
Has there been manufacture of				Is the access to your property via a private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?			K
				Have any substantial additions or alterations been made without a required building permit?		X	The state of
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:	1/4	Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
				Is there any damage due to wind, flood, termites or rodents?		X	1
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?	X		
				Is there any threatened or existing litigation regarding the property?		X	
			1	Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
a substitute for any inspections or warrant to disclose any material change in the physical statement of the physical stat	s not a wa ies that th ical cond	arranty be prospected ition of the contract of	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge in	re form m ment, the	owner is	required
Signature of Seller	Date (mm	ddy)	,	Signature of Buyer	Date (mm/c	ld/yy)	
Signature of Seller	Date (mm/	(dd/yy)		Signature of Buyer	Date (mm/c	dd/yy)	
The Seller hereby certifies that the condition of the	ne property	is substa	ntially the sa	me as it was when the Seller's Disclosure form was	originally p	rovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/	(dd/yy)		Signature of Seller (at closing)	Date (mm/c	ld/yy)	



260-982-0238

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www.MetzgerAuction.com

	Company	Average Amount
Gas	Frangus Broget Plan	\$ 175/mo
Electric	REMC	\$ 75/40
Water	Free	\$
Other		\$
НОА	N	\$



Inside City

Residential Agent Full Detail Report



Zoning Description

Property Type RESIDENTIAL CDO n **DOM** 0 Status Active Auction Yes MLS# 202418987 7427 S Caldwell Lake Drive Claypool IN 46510 LP \$0 Area Kosciusko County Parcel ID 43-15-19-400-105.000-001 Type Manuf. Home/Mobile Waterfront No Sub Caldwell Lake F Baths 1 H Baths 0 **Cross Street** Bedrms 2 Township Clay Style One Story REO No Short Sale No Elem Claypool School District WRS JrH Lakeview SrH Warsaw Legal Description 1-74-6.IB LOT 24 CALDWELL LAKE ADD **Directions** West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Caldwell Lake Dr.

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 7: 2 bedroom, 1 bath modular home just off Caldwell Lake ready to finish to your liking. The unit boasts a good well, septic, and roof, laying a solid foundation for a potential remodel. This home is a blank canvas ready for your personal touch as it has been cleaned out and gutted. Situated in a great location with captivating lake views, this property presents great potential for transforming into the perfect lakeside haven. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

County Zoning R1

City Zoning

Agent Remarks Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in

Sec Lot 24 Lot	0.2500 / 10,850	/ 70X155 Lot Desc Level, 0-2.9999,	Lake, Water View	
Above Gd Fin SqFt 612	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0 Ttl Below Gd SqFt	Ttl Fin SqFt 612	Year Built 1969
Age 55 New Const	No Date Complete	Ext Aluminum, Metal Bsmt None		# 4
Room Dimensions	Baths Full Hal Wat	ter WELL Basement Materia	I Block	
RM DIM LV	B-Main 1 0 Well	Il Type Private Dryer Hookup Gas	s No Fireplace	No
LR 22 x 13	B-Upper 0 0 Sew	wer Septic Dryer Hookup Ele	c No Guest Qtrs	No
DR x	B-Blw 0 0 Fue	el / Propane, Forced Air Dryer Hookup G/E	No Split Firpin	No
	Laundry Rm Main Hea	ating Disposal	No Ceiling Fan	No
KT 12 x 13	Laundry L/W X Coo	oling Wall AC, Window Water Soft-Owned	l No Skylight	No
	AMENITIES Countertops-Lamin	Water Cont-Nemter	I No ADA Feature	s No
	Kitchen, Range/Oven Hook Up G Combination, Main Level Bedroor	Alarm Svs-Sec	No Fence Metal	
1B 12 X 13	Combination, Wain Level Bedicol	Alarm Sys-Rent	No Golf Course	No
2B 10 x 8		Garden Tub	No Nr Wikg Trail	s No
	Garage /	/ X / Jet Tub	No Garage Y/N	No
	Outbuilding 1 Shed	10 x 10 Pool	No Off Street Pk	
	Outbuilding 2	X Pool Type		
	Assn Dues Frequ	•	Refrigerator, Oven-Gas, Range-	Gas
	Other Fees	FIREPLACE Non	3	
EX x	Restrictions			

Water Access Wtr Name Water Frontage Channel Water Features Pier/Dock Available, Walk to Lake Access, Deeded Water Type Lake Type

Auctioneer Name Chad Metzger & Gary Spangle Lic # AC31300015 Auction Date 6/27/2024 Time 6 pm Location at the property

Financing: Existing Proposed **Excluded Party** None

Year Taxes Payable 2024 Annual Taxes \$200.00 Exemption

Assessed Value

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Gary Spangle - Cell: 574-551-1768 gary@metzgerauction.com List Agent - User Code UP388053999 Agent E-mail **List Team** Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050

Showingtime or Open House Showing Instr

Exp Date 8/31/2024 Owner/Seller a Real Estate Licensee No Agent/Owner Related No List Date 5/28/2024 Start Showing Date

Contract Type Exclusive Right to Sell Buyer Broker Comp. 1.0% Variable Rate No. Special List Cond. None **Virtual Tours:** Lockbox Type Mechanical/Combo Lockbox Location front door Type of Sale

Pending Date Closing Date Selling Price **How Sold Ttl Concessions Paid** Sold/Concession Remarks Conc Paid By **Sell Office** Sell Agent **Sell Team**

Co-Sell Office Co-Sell Agent

Presented Chad Metzger - Cell: 260-982-9050 Metzger Property Services, LLC - Off: 260-982-0238

Page Number: Page 1 of 1 05/28/2024 11:22 AM





Parcel ID 001-074-006.IB Alternate 001-702001-07

Sec/Twp/Rng --

7427 S CALDWELL Class **Property** Address LAKE DR

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY

DWELLING ON A PLATTED LOT

CLAYPOOL Acreage n/a

District Clay

001-074-006.IB **Brief Tax Description**

LOT 24 CALDWELL LAKE ADD

(Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM



Owner Address Haney Real Estate Services LLC 1084 N 1200 E Akron, IN 46910

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

accepted for the sale of the real e Property address (number and street, citys 7 12 7 1. The following are in the condition					he disclosure form and submit the form to	a prospec	ctive buyer	beto	re an	oner is
7427 Caldu	rell	lake	Dr C	lay	100C 46310		-			
The following are in the condition	no indiodico			01						
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/No Included Rented	Defective		ot	Do Not Know
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed			1	(
Clothes Washer	X.				Hot Tub	X		1	•	
Dishwasher	X				Plumbing	1		×	,	
Disposal	X				Aerator System	X	-	1		
Freezer	X				Sump Pump	1X				
Gas Grill	X				Irrigation Systems	V		_		
Hood	X				Water Heater / Electric	0		-	_	-
Microwave Oven	X				Water Heater / Gas	2				
Oven	1			X	Water Heater / Solar	7	-		-	
Range	1			7	Water Purifier	-X				
Refrigerator	-			5	Water Softener	5			_	
Room Air Conditioner(s)				X	Well	A		-	,	
Trash Compactor	Y			_	Septic & Holding Tank/Septic Mound			4	,	
TV Antenna / Dish	1					1	-	X		-
Other:	7				Geothermal and Heat Pump	1				
Other.	_				Other Sewer System (Explain)	0		-		
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a publi	ic water sv	stem?		Y	Kilow
					Are the structures connected to a publi				1	
	None/Not	Language Language	Not	Do Not	Are there any additions that may requir				٨	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?	e improve	ments		X	
Air Purifier	X				If yes, have the improvements been completed on the sewage disposal system?					
Burglar Alarm	X				Are the improvements connected to a p	rivatolcon	munity			
Ceiling Fan(s)	X				water system?	nivate/con	illumity			
Garage Door Opener / Controls	X				Are the improvements connected to a p	private/con	nmunity			
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	None/Not	Defective		ot	Do Not
Intercom	X	15				Rented	Delective	Defe	ctive	Know
Light Fixtures	-				Attic Fan	X				
Sauna	Y			^	Central Air Conditioning	K,				
Smoke / Fire Alarm(s)	^			V	Hot Water Heat	X				
Switches and Outlets		X		^	Furnace Heat / Gas			X		
Vent Fan(s)		~		X	Furnace Heat / Electric	X				
60 100 200 Amp Service				^	Solar House-Heating	X				
(Cirele one)					Woodburning Stove	X		1		
Generator	X				Fireplace	X				
NOTE: "Defect" means a condition th	at would be	ua a alaulfi			Fireplace Insert	Y			-	
on the value of the property, that wou	ld significar	ve a signin	the health	se effect	Air Cleaner	'X				
of future occupants of the property, o	r that if not	repaired, re	emoved or	replaced	Humidifier	X				
would significantly shorten or advers	sely affect th	ne expecte	d normal li	fe of the	Propane Tank Rended	X			- 1	
premises.					Other Heating Source	X				
substitute for any inspections or w any material change in the physica	rarranties that condition sure form v	at the pro- of the pro- vas provid	spective be operty or coded. Sell-	uyer or ow ertify to the	or Seller, who certifies to the truth there is or the owner's agent, if any, and the diviner may later obtain. At or before settler e purchaser at settlement that the condition rchaser hereby acknowledge receipt of	nent, the	form may	not	be us	sed as a
Signature of Seller		Date (mm/c	dgt/yy)		Signature of Buyer		ate (mm/dd		3,,,,,,	DOIOW.
Benthin		2/3/	67				1	,,,		
Signature of Seller		Date (mn/	dd/yy)*		Signature of Buyer	D	ate (mm/dd	(YY)		
The Seller hereby certifies that the con	ndition of the	e property	is substant	ially the sa	me as it was when the Seller's Disclosure for	orm was or	iginally pro	vides	I to th	o Russor
Signature of Seller (at closing)		Date (mm/c		, 50	Signature of Seller (at closing)		ate (mm/da		to th	e buyer.
		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					rate (minudo	· yy)		

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
Age, if known: Years.				Do structures have aluminum wiring?	X	1	KNOW
		-/		Are there any foundation problems with the structures?	,		X
Does the roof leak?		×		Are there any encroachments?		X	/
Is there present damage to the roof? Is there more than one layer of shingles		7		Are there any violations of zoning,		X	
on the house?		^		building codes, or restrictive covenants? Is the present use a non-conforming use?		×	
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the access to your property via a			
Has there been manufacture of		1		private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		1		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?		X	Ì
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
THIS UNIT HAS A UNI	MFE			Is there any damage due to wind, flood, termites or rodents?		X	
ELECTRICHL SYSTE	m.			Have any structures been treated for wood destroying insects?		X	
Ti the ditage	de			Are the furnace/woodstove/chimney/flue all in working order?	X		
It is gulled the	7			Is the property in a flood plain?	1	X	
2 , 2				Do you currently pay flood insurance?	1	X	
for remodel.				Does the property contain underground storage tank(s)?		X	
It is gutted tred for remodel. Private well, septic,	CODI	Pan	od.	Is the homeowner a licensed real estate salesperson or broker?	X		
private wen, septici	1-0.	0	'	Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wa es that th ical condi	e prospe	y the owner ective buyer ne property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge n	ne form ment, the	ay not be owner is	required
Signature of Seller	Date (mm/	24		Signature of Buyer	Date (mm/o	ld/yy)	
Signature of Seller	Date (mm/	dd/yy)		Signature of Buyer	Date (mm/o	ld/yy)	
	e property	is substa	ntially the sar	me as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/	dd/yy)		Signature of Seller (at closing)	Date (mm/o	(d/vv)	



260-982-0238

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 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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	Company	Average Amount
Gas	Franze	\$ 160/mo
Electric	REME	\$ 75/mo
Water	Free	\$
Other		\$
ноа	NO	\$



Virtual Tours:

Pending Date

Co-Sell Office

Sell Office

Ttl Concessions Paid

Residential Agent Full Detail Report



Property Type F	RESIDENTIAL	St	atus Active			CDO	0	DOM 0	Auction Yes	
MLS # 202418	3988 7	403 S Terra	ce Drive		Claypool	IN	46510		LP \$0	
A	With the same of t	Area Kosciu	sko County	Parcel ID	43-15-19-400-030.000-0	001 Type	Manuf.	Home/Mobile	Waterfront N	٧o
		Sub Caldwe	ell Lake	Cross St	reet	Bedrr	ns 3	F Baths 2	H Baths 0	
		Township (Clay	Style Or	ne Story	REO	No	Short Sale	No	
		School Distri	ct WRS	Elem Cl	aypool J	rH Lakeview	Lakeview SrH Warsaw			
	A CONTRACTOR	Legal Descri	ption 1-7	4-6.H LOT 33 CALI	OWELL LAKE ADD					
	Microph.	Directions	West of Clayp	ool, take 700 S to 400	W then east on 750 S. Prop	erty is on Terre	ence Dr.			
		Inside City	N	City Zoning	County Zoning R	R1	Zoning I	Description		

Remarks Lakefront Home, Modular Homes & Lakefront Double Lot on Caldwell Lake Offered in 8 Tracts going to Auction on Thursday, June 27, 2024 at 6 pm! Tract 8: Nice modern lakeside living with this top-of-the-line 2015 modular home, perfectly situated just off Caldwell Lake, offering captivating water views and a serene atmosphere. This home features 3 bedrooms and 2 full baths, providing a spacious and efficient living space that's ideal for both relaxation and entertainment. Whether you're seeking a peaceful retreat or a lakeside getaway, this exceptional modular home offers a unique opportunity to embrace the beauty and tranquility of living just off Caldwell Lake. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Thursday, June 20th 5-7pm & Sunday, June 23rd 1-3pm

Agent Remarks Auction: Thurs. 6.27.24 6pm Open House: Thurs. 6.20.24 5-7pm & Sun. 6.23.24 1-3pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client

Sec	Lot	33 Lot in SqFt 82	0 Abovo	0.2000) / 8,88 I fin SqFt 0	,	74X120	SqFt 0		c Level, 0-2.99	, ,	Ttl Fin SqFt	. 020	Year Built	2015
Age		New Const			Complete	Delov		/inyl	•	Bsmt None	ηrι υ	i ii riii syri	. 020	#	2013
-		ensions	Baths	Full	Hal	Water	WELL	riiyi						#	U
	RM DIM		B-Main	2	0	Well Type				Basement Ma		ock _			
LR	15 x 1		B-Upper	_	0	Sewer	Septic			Dryer Hookup			ireplace	No	
DR	10 X 1	0	B-Blw	0	0	Fuel /	•	Propane,		Dryer Hookup			Suest Qtrs	No	
FR			Laundry		Main	Heating	Licotific	, г торапо,		Dryer Hookup			Split Firpin	No	
rr KT	X 10 x 1	5	Laundry		4 x 4	Cooling	Window	,		Disposal	No		Ceiling Fan	Yes	
		5	•			•				Water Soft-Ov			Skylight	No	
BK	Х				eakfast Bar, r Hook Up F	•	` '	ιπτεπτορs n, Patio Ope	ın	Water Soft-Re	ented No		ADA Features	s No	
DN	X	_			•			Tub/Shower		Alarm Sys-Se			ence		
1B	10 x 1		, 0		•					Alarm Sys-Re			Solf Course	No	
2B	8 x 1		0		,	,		,		Garden Tub	No	N	Ir Wikg Trail	s No	
3B	8 x 1	2	Garage		/	/	Х	/		Jet Tub	No	G	Sarage Y/N	No	
4B	Х		Outbuild	•	None		Х			Pool	No	·	Off Street Pk		
5B RR LF EX	x x x		Outbuild Assn Du Other Fe Restricti	ies es	F	requency	X Not App	olicable		Pool Type SALE INCLUI -Electric, Over FIREPLACE	n-Electric, V	,	, 0	, ,	
Wat	er Acces	ss		,	Wtr Name					Water Frontag	ge	Channel			
Wat	er Featu	res Pier/Do	ck Availab	le, Walk	to Lake Ac	cess				Water Type		Lake Type	е		
Auc	tioneer	Name Chad	Metzger &	Gary S	pangle L	ic# AC31	300015	Auction	Date	6/27/2024 1	Γime 6 pm	Location	at the prope	rty	
Fina	ncing:	Existing				Propo	osed					Excluded Page 1	arty None		
	ual Taxe session	es \$500.00 at closing	•	otion 1	No Exemptio	ns		Year T	axes	Payable 2024		Assessed V	/alue		
List	Office	Metzger Pro	perty Serv	rices, LL	.C - Off: 260	-982-0238	L	ist Agent	Gar	y Spangle - Ce	II: 574-551-	1768			
Age	nt E-ma	il gary@	metzgeraud	ction.co	m		L	ist Agent -	User (ode UP38805	3999	List Team			
Co-L	ist Offic	ce Metzge	r Property	Service	s, LLC		C	Co-List Ager	nt	Chad Metzger	- Cell: 260-	-982-9050			
Sho	wing Ins	str Open H	louse					-		_					
	•	•	Start Show	ving Da	te	Ехр 🛭	Date 8/3	1/2024 O	wner/s	Seller a Real E	state Licer	nsee No A	Agent/Owner	Related	No
			Right to S			ker Comp	4 00/			Variable Rate			ist Cond. No		

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Lockbox Type None

Sold/Concession Remarks

Sell Agent

Co-Sell Agent

Closing Date

Selling Price

Lockbox Location n/a

Page Number: Page 1 of 1 05/28/2024 10:43 AM

Type of Sale

How Sold

Sell Team

Conc Paid By





Address

Renee

7403 S Terrace

Claypool, IN 46510

Parcel ID 001-074-006.H Alternate 001-711001-87

Sec/Twp/Rng --

RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING **Property** 7403 S Class

Address TERRACE DR ON A PLATTED LOT

CLAYPOOL Acreage n/a

Clay District

Brief Tax Description 001-074-006.H

LOT 33 CALDWELL LK ADD

(Note: Not to be used on legal documents)

Date created: 4/29/2024 Last Data Uploaded: 4/29/2024 3:28:27 AM

Developed by

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5.9.24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is

	race 1	11 6	lay po	of IN	46510		111		
The following are in the condition		:	1'			None/No	-1		
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Included	Defective	Not Defective	Do No
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer			X		Septic Field / Bed			X	1
Clothes Washer			'X		Hot Tub	X			
Dishwasher			X		Plumbing			X	
Disposal	X		-		Aerator System	X.		(E)	
Freezer	X				Sump Pump	X		1	
Gas Grill	X				Irrigation Systems	X			
Hood	X		-		Water Heater / Electric	(*	1	X	
Microwave Oven	-		Y		Water Heater / Gas	X		-	
Oven			0		Water Heater / Solar	X			
Range	-		Ŷ		Water Purifier	V			
	+		→		Water Softener			×	-
Refrigerator	-		^		113737 77137117			4	
Room Air Conditioner(s)	- A				Well			>	
Trash Compactor	1				Septic & Holding Tank/Septic Mound	1		X	
TV Antenna / Dish	1				Geothermal and Heat Pump	1			-
Other:					Other Sewer System (Explain)	X.			
					Swimming Pool & Pool Equipment	X			
								Yes No	Do No Know
					Are the structures connected to a publ	ic water sy	stem?	X	KIIOW
					Are the structures connected to a publ	ic sower s	vetom?	V	
	None/Not	2012	Not	Do Not	Are there any additions that may requir	251112	C. D. L. T.	6	1
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	w to the sewage disposal system?				
Air Purifier	X				If yes, have the improvements been co- sewage disposal system?	mpleted or	n the		
Burglar Alarm	X				Are the improvements connected to a	orivate/con	nmunity		
Ceiling Fan(s)			X		water system?	HELL			
Garage Door Opener / Controls	X		-		Are the improvements connected to a p sewer system?	orivate/con	nmunity		
Inside Telephone Wiring and Blocks / Jacks	X				D. HEATING & COOLING SYSTEM	None/Not		Not Defective	Do Not
Intercom	X					Rented	F Reserve	Defective	Know
Light Fixtures	-		X		Attic Fan	0			
Sauna	X		/-		Central Air Conditioning			1/	
Smoke / Fire Alarm(s)				X	Hot Water Heat	-		X	
Switches and Outlets	-		V	/-	Furnace Heat / Gas	٨		1	
Vent Fan(s)	_		Ŷ		Furnace Heat / Electric			X	1
60 (100) 200 Amp Service		1-1	-		Solar House-Heating	X,			
(Circle one)					Woodburning Stove	X			
Generator	X				Fireplace	X			
NOTE: "Defect" means a condition th	at would be	vo a clanic	cant adver	on offeet	Fireplace Insert	C			
on the value of the property, that wou					Air Cleaner	X			
of future occupants of the property,					Humidifier /	X		1	
would significantly shorten or adver-					Propane Tank Rented	X			
premises.	2012	11116		of later and the	Other Heating Source Wall	1112		X	
ACTUAL KNOWLEDGE. A disclosure substitute for any inspections or wany material change in the physical	sure form i varranties that al condition	s not a wa nat the pro of the pro	arranty by spective b operty or c	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the corner may later obtain. At or before settled purchaser at settlement that the conditional receipt acknowledge receipt	ment, the	form may owner is re property	not be usequired to is substan	sed as disclos tially th
Signature of Seller / / 4	oute total	Date (mm/		o. unu r u	Signature of Buyer		Date (mm/do		g Delow
		9/	5/24		Circuit and Circuit				
Bendia Destere		Date (non	dellan						
		Date (mm/	dd/yy)		Signature of Buyer		Date (mm/do	l/yy)	
Signature of Seller	endition of th			tially the sar	me as it was when the Seller's Disclosure for	11 2 1		750	he Buver

2. ROOF	YES	NO "	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
		V		Do structures have aluminum wiring?		X	Kilon
Age, if known: Years.		1		Are there any foundation problems			X
Does the roof leak?		7		with the structures? Are there any encroachments?		X	1
s there present damage to the roof?		^		Are there any violations of zoning.		X	
Is there more than one layer of shingles on the house?			X	building codes, or restrictive covenants? Is the present use a non-conforming use?			
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X				X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X		Is the access to your property via a		.,	
Has there been manufacture of		.1		private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	1
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	III.	X	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Very well insulated & effice. LP Heater for Blizzard	cenit	home	2.	Is there any damage due to wind, flood, termites or rodents?	1	X	
LP Heater for Blizzard	. A1	elect	tric	Have any structures been treated for wood destroying insects?		X	
home. Spacious floo	· pla	n.		Are the furnace/woodstove/chimney/flue all in working order?	X		
terre of the state	1			Is the property in a flood plain?		X.	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant to disclose any material change in the physical to disclose the physical change in the physical to the physical change in the physical change in the physical to the physical change in the phy	is not a w ies that the	arranty b ne prospe lition of t	y the owne ective buye he property	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosur r or owner may later obtain. At or before settler or certify to the purchaser at settlement that the ed. Seller and Purchaser hereby acknowledge r	re form ment, the	owner is	e used as required property
Signature of Seller Lester	Date (mm	124		Signature of Buyer	Date (mm/	dd/yy)	
Signature of Seller	Date (mm	/dd/yy)		Signature of Buyer	Date (mm/c	dd/yy)	
The Seller Heredy certifes that the contribion of the	e hinheith	າວ່ ວັນເປີ້ວເຂົ້າ	ndaily die sa	ne as it was witer the Julie ร่ เกิร์เกปรณาย เป้ากา was บ	ngilially pi	บงเน่ษนำเช	the Buyer:
Signature of Seller (at closing)	Date (mm/	(dd/yy)		Signature of Seller (at closing)	ate (mm/d	ld/yy)	

Kendra Trailer



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	Company	Average Amount	
Gas	Back up - Don't use - emergency	y heat's tank full	880/4-
Electric	All Electic home	\$ 180	
Water	Fred	\$	
Other	N/H	\$	
ноа	NO	\$	

This is a Live, In-Person Auction!

However, if you prefer, you are welcome to bid online.

Below are the instructions for online bidding

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
 - o Click the green "Register" button
 - o Choose username
 - o Enter your password
 - o 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
 - o 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

