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**PROVIDING PROFESSIONAL AUCTION,
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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

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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/>

CALDWELL LAKE DR

TRACT 2
0.38+/- acres

Caldwell Lake

TRACT 8
7403

TRACT 6
7413

TRACT 1
7408

TERRACE DR


TRACT 3
7420

TRACT 7
7427

TRACT 4
7432

TRACT 5
7446



Property Type RESIDENTIAL	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
	Township Clay	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	JrH Lakeview	SrH Warsaw
Legal Description 1-73-4 LOT 7 & PT E 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	N	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 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 Desc	Level, Waterfront, 0-2.9999, Lake, Water View, Waterfront-Medium		
Above Gd Fin SqFt	1,441	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,441	Year Built	1945
Age	79	New Const	No	Date Complete		Ext	Vinyl	Bsmnt Slab		#	6
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Poured 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 Flrpln	No
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes
KT	13 x 8		Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Ceiling Fan(s), Countertops-Laminate, Deck				Water Soft-Rented	No	ADA Features	No	
DN	x		Open, Deck on Waterfront, Dryer Hook Up Gas, Eat-In				Alarm Sys-Sec	No	Fence	Privacy, Wood	
1B	18 x 15		Kitchen, Range/Oven Hook Up Gas, Tub/Shower				Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 10						Garden Tub	No	Nr Wlkg Trails	No	
3B	12 x 10		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4B	15 x 9		Outbuilding 1	None		x		Pool	No	Off Street Pk	
5B	x		Outbuilding 2			x		Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Oven-Gas, Range-Gas, Water Heater Electric, Window Treatment-Blinds		
LF	x		Other Fees								
EX	x		Restrictions								

Water Access LAKE	Wtr Name Caldwell	Water Frontage 110.00	Channel 0.00
Water Features Pier/Dock		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 6/27/2024	Time 6 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$600.84	Exemption Homestead, Supplemental	Year Taxes Payable 2024	Assessed Value
Possession at closing			

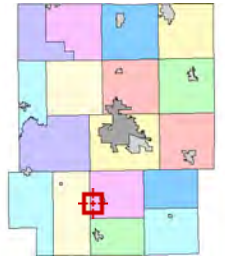
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768			
Agent E-mail gary@metzgerauction.com	List Agent - User Code UP388053999			
Co-List Office Metzger Property Services, LLC	List Team			
Co-List Agent Chad Metzger - Cell: 260-982-9050				
Showing 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: Unbranded Virtual Tour	Lockbox Type None	Lockbox Location n/a	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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-073-004	Alternate ID	001-702001-06
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Property Address	7408 S CALDWELL LAKE DR CLAYPOOL	Acreage	n/a
District	Clay		
Brief Tax Description	001-073-004 LOT 7 & PT E PT LOT 8 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>		

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

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)
5. 8. 24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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, state, and ZIP code)
7408 S Caldwell Lake Dr Claypool IN 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert GAS LOG			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank Rented	X			
Other Heating Source	X			

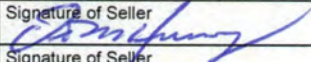
Are the structures connected to a public water system?		Yes	No	Do Not Know
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?			X	
If yes, have the improvements been completed on the sewage disposal system?				
Are the improvements connected to a private/community water system?				
Are the improvements connected to a private/community sewer system?				

Property address (number and street, city, state, and ZIP code)

7408 S. Caldwell Lake, Claypool, IN 46510

2. ROOF			YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW
Age, if known: _____ Years.					X	Do structures have aluminum wiring?				X	
Does the roof leak?				X		Are there any foundation problems 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?				X	
If yes, how many layers? _____						Is the present use a non-conforming use? Explain:					
3. HAZARDOUS CONDITIONS			YES	NO	DO NOT KNOW	Is the access to your property via a private road?				X	
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 the access to your property via a public road?			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 an easement?				X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				X		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?				X	
Explain:						Are there any structural problems with the building?					X
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)						Have any substantial additions or alterations been made without a required building permit?				X	
						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?				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	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	5/3/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA
 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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

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Average Utilities

	Company	Average Amount
Gas	<i>Franger Aleron</i>	\$ <i>200/mo</i>
Electric	<i>Remc</i>	\$ <i>100</i>
Water	<i>Free</i>	\$
Other		\$
HOA	<i>No</i>	\$

Listings as of 05/28/2024

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202418981	* S Caldwell Lake Drive	Claypool	IN 46510	Status Active	LP \$0			
	Area	Kosciusko County		Parcel ID	43-15-19-400-023.000-001		Type	Residential Land	
	Sub	Caldwell Lake		Cross Street					
	School District	WRS Elem	Claypool	JrH	Lakeview		SrH	Warsaw	
	REO	No		Short Sale	No		Waterfront Y/N	Y	
	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

Sec	Lot 98	Lot Ac/SF/Dim	0.3800 / 16,567 / 142X116.7
Parcel Desc	Lake, Level, Waterfront, 0-2.9999, Water	Platted Development	No
Township	Clay	Date Lots Available	
Type Use	Mobile Home, Residential,	Road Access	County
		Road Surface	Tar and Stone
		Road Frontage	County
Water Type	None	Well Type	
SEWER TYPE	None	Easements	Yes
Type Fuel	None	Water Frontage	143.00
Electricity	Available	Assn Dues	Not Applicable
		Other Fees	

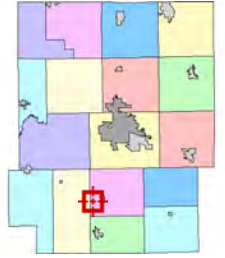
Features **DOCUMENTS AVAILABLE** Aerial Photo

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
Auction	Yes	Auctioneer Name	Chad Metzger & Gary Spangle
		Auctioneer License #	AC31300015
Auction Location	at the property	Auction Start Date	6/27/2024
Financing:	Existing	Proposed	
Annual Taxes	\$114.00	Exemption	
		Year Taxes Payable	2024
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Gary Spangle - Cell: 574-551-1768
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		List Date	5/28/2024
		Exp Date	8/31/2024
Contract Type	Exclusive Right to Sell	BBC	1.0%
		Variable Rate	No
Virtual Tours:		Special Listing Cond.	None
		Type of Sale	
Pending Date		Closing Date	
		Selling Price	
		How Sold	
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
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Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-074-005.B	Alternate ID	001-708003-80	Owner Address	Haney Orville M
Sec/Twp/Rng	--	Class	RESIDENTIAL VACANT PLATTED LOT		7408 S Caldwell Lake Dr
Property Address		Acreage	n/a		Claypool, IN 46510
District	Clay				
Brief Tax Description	001-074-005.B LOT 9 & PT LOT 8 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>				

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

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202418982	7420 S Caldwell Lake Drive	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-15-19-100-116.000-001	Type Manuf. Home/Mobile	Waterfront Yes
	Sub Caldwell Lake	Cross Street	Bedrms 2	F Baths 1
	Township Clay	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	JrH Lakeview	SrH Warsaw
	Legal Description 1-73-3 LOT 6 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 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 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

Sec Lot 6	Lot 0.1800 / 8,025 / 75X107	Lot Desc Level, Waterfront, 0-2.9999, Water View, Waterfront-Medium Bank
Above Gd Fin SqFt 625	Above Gd Unfin SqFt 126	Below Gd Fin SqFt 0
Age 54	New Const No	Date Complete
Room Dimensions	Baths Full Hal	Water WELL
RM DIM LV	B-Main 1 0	Well Type Shared
LR 20 x 14	B-Upper 0 0	Sewer Septic
DR x	B-Blw 0 0	Fuel / Propane, Forced Air,
FR x	Laundry Rm Main	Heating
KT 15 x 14	Laundry L/W x	Cooling Wall AC
BK x	AMENITIES Breakfast Bar, Countertops-Laminate, Dryer	
DN x	Hook Up Electric, Eat-In Kitchen, Firepit, Foyer Entry,	
1B 13 x 14	Landscaped, Open Floor Plan, Patio Open, Range/Oven	
2B 12 x 8		
3B x	Garage 2.0 / Detached / 28 x 16 / 448.00	
4B x	Outbuilding 1 Shed 12 x 12	
5B x	Outbuilding 2 Shed 8 x 10 80	
RR x	Assn Dues	Frequency Not Applicable
LF x	Other Fees	
EX 9 x 8	Restrictions	
		Basement Material Block
		Dryer Hookup Gas No
		Dryer Hookup Elec Yes
		Dryer Hookup G/E No
		Disposal No
		Water Soft-Owned No
		Water Soft-Rented No
		Alarm Sys-Sec No
		Alarm Sys-Rent No
		Garden Tub No
		Jet Tub No
		Pool No
		Pool Type
		SALE INCLUDES Refrigerator, Cooktop-Gas, Oven-Gas, Water Heater Electric
		FIREPLACE None
		Fireplace No
		Guest Qtrs No
		Split FlrPln No
		Ceiling Fan No
		Skylight No
		ADA Features No
		Fence None
		Golf Course No
		Nr Wlkg Trails No
		Garage Y/N Yes
		Off Street Pk

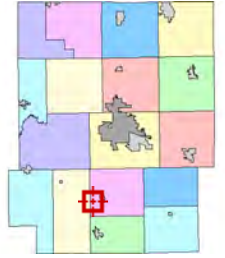
Water Access LAKE	Wtr Name Caldwell	Water Frontage 75.00	Channel 0.00
Water Features Pier/Dock, Pier/Dock Available, Walk to Lake Access, Deeded		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 6/27/2024	Time 6 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$550.00	Exemption	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768		
Agent E-mail gary@metzgerauction.com	List Agent - User Code UP388053999	List Team	
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad 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
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.0%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type None	Lockbox Location n/a	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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-073-003	Alternate ID	001-708007-10
Sec/Twp/Rng	--	ID	
Property Address	7420 S CALDWELL LAKE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
District	Clay	Acreage	n/a
Brief Tax Description	001-073-003 LOT 6 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>		

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

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)

5/9/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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, state, and ZIP code)

7420 S. Caldwell Circle Dr Claypool 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed	✓		✓	
Hot Tub	✓			
Plumbing	✓		✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓		✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Septic & Holding Tank/Septic Mound	✓		✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning		✓		
Hot Water Heat			✓	
Furnace Heat / Gas <i>NEW</i>			✓	
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank <i>Rented</i>	✓			
Other Heating Source	✓			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 5/9/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code) 7420 S. Caldwell Lake Dr., Claypool IN 46510			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			
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	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<p>Very well kept unit. Nice added on foyer - storage Great garage!</p>			
4. OTHER DISCLOSURES			
YES			
NO			
DO NOT KNOW			
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
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?		✓	
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?		✓	
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	5/9/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL, CAGA

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

Average Utilities

	Company	Average Amount
Gas	<i>Franger Budget</i>	\$ <i>160/mo</i>
Electric	<i>REMC</i>	\$ <i>80/mo</i>
Water	<i>Free</i>	\$
Other		\$
HOA	<i>NO</i>	\$

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202418983	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
	Sub Caldwell Lake	Cross Street	Bedrms 2	F Baths 1
	Township Clay	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	JrH Lakeview	Short Sale No
	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	N	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	0.1700	/ 7,560	/ 72X105	Lot Desc	Level, Waterfront, 0-2.9999, Lake, Water View, Waterfront-Medium
Above Gd Fin SqFt	612	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0
Age	48	New Const	No	Date Complete		Ext	Metal, Vinyl
Room Dimensions		Baths		Full		Water	WELL
RM DIM	LV	B-Main	1	0	Well Type	Shared	
LR	20 x 13	B-Upper	0	0	Sewer	None	
DR	x	B-Blw	0	0	Fuel /	Propane, Forced Air	
FR	x	Laundry Rm	Main		Heating		
KT	14 x 13	Laundry L/W	x		Cooling	Window	
BK	x	AMENITIES Countertops-Laminate, Deck Open, Dryer Hook					
DN	x	Up Electric, Eat-In Kitchen, Firepit, Range/Oven Hook Up					
1B	13 x 13	Gas, Tub/Shower Combination, Main Level Bedroom Suite,					
2B	12 x 8						
3B	x	Garage	/	/	x	/	
4B	x	Outbuilding 1	None		x		
5B	x	Outbuilding 2			x		
RR	x	Assn Dues		Frequency	Not Applicable		
LF	x	Other Fees					
EX	x	Restrictions					
		Basement Material	Block				
		Dryer Hookup Gas	No				
		Dryer Hookup Elec	Yes				
		Dryer Hookup G/E	No				
		Disposal	No				
		Water Soft-Owned	No				
		Water Soft-Rented	No				
		Alarm Sys-Sec	No				
		Alarm Sys-Rent	No				
		Garden Tub	No				
		Jet Tub	No				
		Pool	No				
		Pool Type					
		SALE INCLUDES	Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas				
		FIREPLACE	None				
		Fireplace	No				
		Guest Qtrs	No				
		Split FlrPln	No				
		Ceiling Fan	No				
		Skylight	No				
		ADA Features	No				
		Fence	None				
		Golf Course	No				
		Nr Wlkg Trails	No				
		Garage Y/N	No				
		Off Street Pk					

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 Lake
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 6/27/2024	Time 6 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$299.00	Exemption	Year Taxes Payable 2024	Assessed Value
Possession at closing			

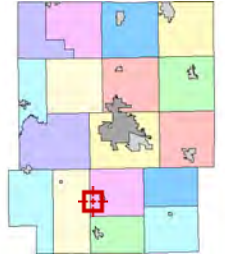
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768
Agent E-mail gary@metzgerauction.com	List Agent - User Code UP388053999
Co-List Office Metzger Property Services, LLC	List Team
Co-List Agent Chad Metzger - Cell: 260-982-9050	
Showing Instr Showingtime 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 None
Lockbox Location n/a	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

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Overview



Legend

- Lot Lines
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- House Numbers
- Road Centerlines

Parcel ID	001-073-003.A	Alternate ID	001-714000-90
Sec/Twp/Rng	--	ID	
Property Address	7432 S CALDWELL LAKE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
District	Clay	Acreage	n/a
Brief Tax Description	001-073-003.A LOT 5 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>		

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

Date created: 4/29/2024
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State Form 46234 (R6 / 6-14)

Date (month, day, year)

5/9/24

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Property address (number and street, city, state, and ZIP code)

7432 S. Caldwell Lake Dr Claypool 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer <i>Hookups</i>	✓			
Clothes Washer <i>Hookups</i>	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:	✓			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks				✓
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
60 (100) / 200 Amp Service (Circle one)			✓	
Generator	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			✓	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas <i>NEW</i>			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well <i>Shared</i>	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning		X		
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank <i>Rented</i>	X			
Other Heating Source	X			

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 5/9/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

7432 S. Caldwell Lake Dr., Claypool IN 46510

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

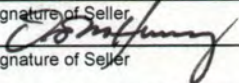
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

Shared Septic + Well with Blue Trailer South.

- New gas water heater
- New Roof
- WASHER + DRYER Hook ups
- Pier, Firepit.

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input checked="" type="checkbox"/>		
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm/dd/yy) 5/9/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

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...GENERATION AFTER GENERATION

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

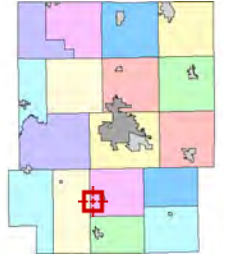
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Average Utilities

	Company	Average Amount
Gas	<i>Franger Budget</i>	\$ <i>160/mo</i>
Electric	<i>Reme</i>	\$ <i>45/mo</i>
Water	<i>Free</i>	\$
Other	<i>no</i>	\$
HOA	<i>no</i>	\$



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-073-003.B	Alternate ID	001-702002-90
Sec/Twp/Rng	--	ID	
Property Address	7446 S CALDWELL LAKE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
District	Clay	Acreage	n/a
Brief Tax Description	001-073-003.B LOT 4 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>		

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

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)

5/9/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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, state, and ZIP code)

7446 Caldwell Lake Dr Claypool IN 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	X				
Clothes Dryer	✓				Septic Field / Bed			X		
Clothes Washer	✓				Hot Tub	X				
Dishwasher	✓				Plumbing			X		
Disposal	✓				Aerator System	X				
Freezer	✓				Sump Pump	X				
Gas Grill	✓				Irrigation Systems	X				
Hood	✓				Water Heater / Electric			X		
Microwave Oven	✓				Water Heater / Gas	X				
Oven			✓		Water Heater / Solar	X				
Range			✓		Water Purifier	X				
Refrigerator			✓		Water Softener	X				
Room Air Conditioner(s)	✓				Well			X		
Trash Compactor	✓				Septic & Holding Tank/Septic Mound			X		
TV Antenna / Dish	✓				Geothermal and Heat Pump	X				
Other:	✓				Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	X				
Burglar Alarm	✓				Central Air Conditioning	X				
Ceiling Fan(s)	✓				Hot Water Heat			X		
Garage Door Opener / Controls	✓				Furnace Heat / Gas			X		
Inside Telephone Wiring and Blocks / Jacks	✓			✓	Furnace Heat / Electric	X				
Intercom	✓				Solar House-Heating	X				
Light Fixtures			✓		Woodburning Stove	X				
Sauna	✓				Fireplace	X				
Smoke / Fire Alarm(s)			✓	✓	Fireplace Insert	X				
Switches and Outlets			✓		Air Cleaner	X				
Vent Fan(s)			✓		Humidifier	X				
60 / 100 / 200 Amp Service (Circle one)	✓				Propane Tank Rented	X				
Generator	✓				Other Heating Source No	X				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	5/9/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

7446 Caldwell Lake Dr., Claypool IN 46510

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			
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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<ul style="list-style-type: none"> - new Plumbing - new furnace - new Roof 			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
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Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input checked="" type="checkbox"/>		
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 5/9/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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- ★ ANTIQUE APPRAISALS
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE SALES

260-982-0238

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Average Utilities

	Company	Average Amount
Gas	Franger Budget	\$ ¹¹ 160/mo
Electric	Rime	\$ ⁸ 80/mo
Water	Free	\$
Other	NO	\$
HOA	NO	\$

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	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	Cross Street	Bedrms 2	F Baths 1
	Township Clay	Style One Story	REO No	Short Sale No
	School District WRS	Elem Claypool	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	N	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 View
Above Gd Fin SqFt 612	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 612	Year Built 1983	
Age 41	New Const No	Date Complete	Ext Metal	Bsmnt None	# 4	
Room 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 x		B-Blw 0	0	Fuel / Propane, Forced Air	Dryer Hookup G/E No	Split FlrPln No
FR x		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 x		AMENITIES Countertops-Laminate, Deck Open, Firepit, Twin Sink Vanity, Tub/Shower Combination		Water Soft-Rented No	ADA Features No	
DN x				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 No	
3B x		Garage 1.0	/ Detached	/ 16 x 12	/ 192.00	Jet Tub No
4B x		Outbuilding 1 Pole/Post Building	24 x 36	Pool No	Off Street Pk	
5B x		Outbuilding 2 Garden Shed	8 x 10	80	Pool Type	
RR x		Assn Dues	Frequency Not Applicable	SALE INCLUDES Refrigerator, Window Treatments, Cooktop-Gas, Oven-Gas, Water Heater Electric		
LF x		Other Fees				
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
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$420.00	Exemption	Year Taxes Payable 2024	Assessed Value
Possession at closing			

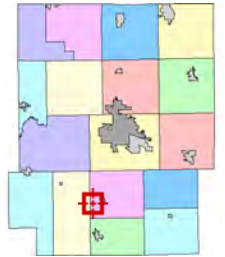
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768
Agent E-mail gary@metzgerauction.com	List Agent - User Code UP388053999
Co-List Office Metzger Property Services, LLC	List Team
Co-List Agent Chad Metzger - Cell: 260-982-9050	
Showing Instr Showingtime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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-074-006.B	Alternate ID	001-719002-70
Sec/Twp/Rng	--	ID	
Property Address	7413 S CALDWELL LAKE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
		Acreage	n/a
District	Clay		
Brief Tax Description	001-074-006.B LOTS 25 & 26 CALDWELL LAKE ADD <i>(Note: Not to be used on legal documents)</i>		

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

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



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Average Utilities

	Company	Average Amount
Gas	<i>Frangus Budget Plan</i>	\$ 175/mo
Electric	<i>REMC</i>	\$ 75/mo
Water	<i>Free</i>	\$
Other		\$
HOA	<i>ND</i>	\$

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	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	Cross Street	Bedrms 2	F Baths 1
	Township Clay	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	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.				
Inside City	N	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 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

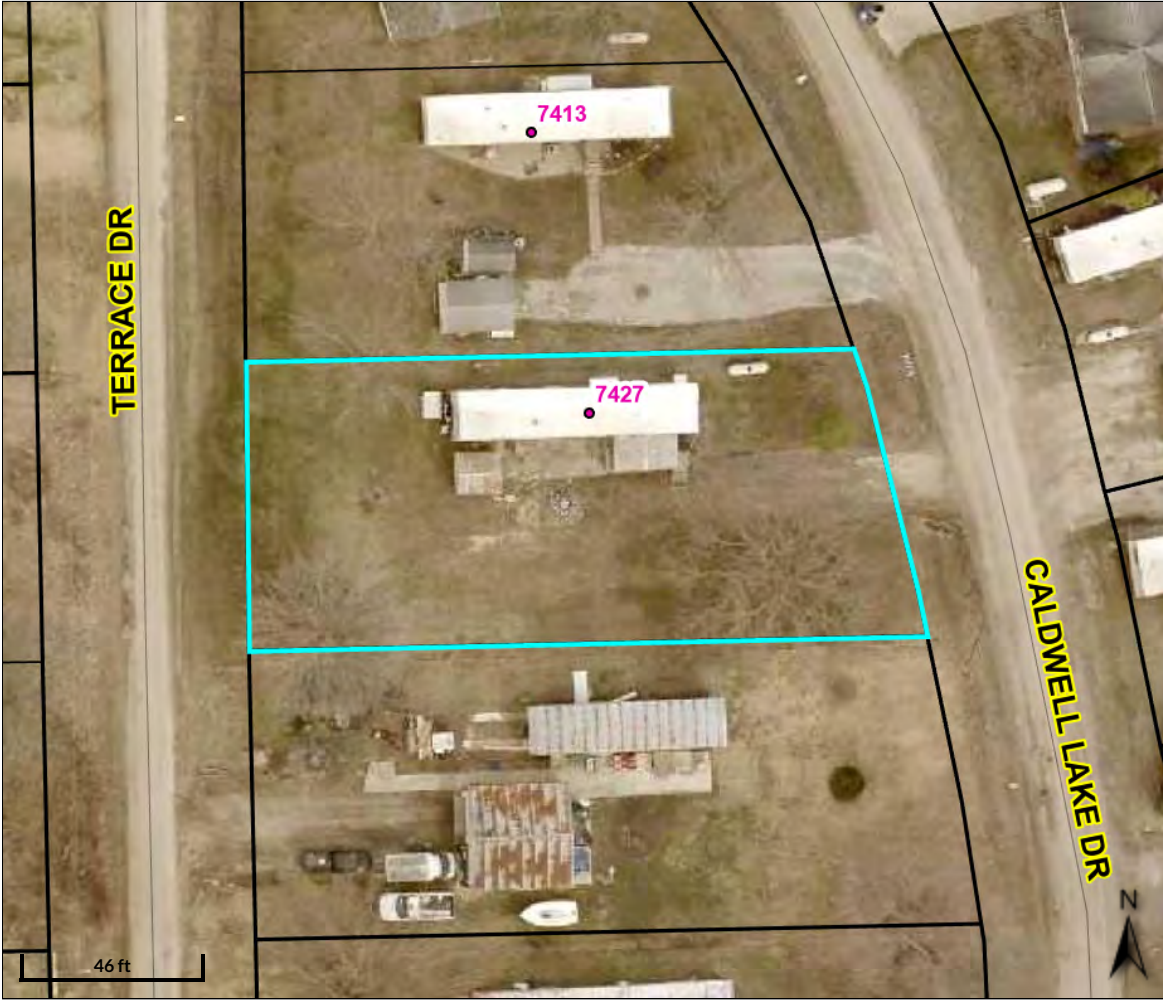
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Sec Lot 24	Lot 0.2500	/ 10,850		/ 70X155		Lot Desc Level, 0-2.9999, Lake, Water View
Above Gd Fin SqFt 612	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 612	Year Built 1969	
Age 55	New Const No	Date Complete	Ext Aluminum, Metal	Bsmnt None	# 4	
Room Dimensions		Baths	Full	Hal	Water WELL	Basement Material Block
RM DIM	LV	B-Main 1	0		Well Type Private	Dryer Hookup Gas No
LR 22 x 13		B-Upper 0	0		Sewer Septic	Fireplace No
DR x		B-Blw 0	0		Fuel / Propane, Forced Air	Guest Qtrs No
FR x		Laundry Rm Main			Heating	Dryer Hookup Elec No
KT 12 x 13		Laundry L/W x			Cooling Wall AC, Window	Split FlrPln No
BK x		AMENITIES Countertops-Laminate, Deck Covered, Eat-In			Water Soft-Owned No	Ceiling Fan No
DN x		Kitchen, Range/Oven Hook Up Gas, Tub/Shower			Water Soft-Rented No	Skylight No
1B 12 x 13		Combination, Main Level Bedroom Suite			Alarm Sys-Sec No	ADA Features No
2B 10 x 8					Alarm Sys-Rent No	Fence Metal
3B x		Garage /	/	x	/	Golf Course No
4B x		Outbuilding 1 Shed		10 x 10		Nr Wlkg Trails No
5B x		Outbuilding 2		x		Garage Y/N No
RR x		Assn Dues	Frequency	Not Applicable		Off Street Pk
LF x		Other Fees				Pool No
EX x		Restrictions				Pool Type
						SALE INCLUDES Refrigerator, Oven-Gas, Range-Gas
						FIREPLACE None

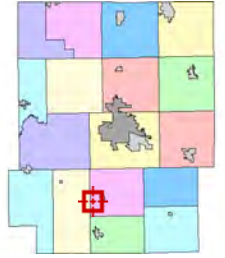
Water Access	Wtr Name	Water Frontage	Channel
Water Features Pier/Dock Available, Walk to Lake Access, Deeded		Water Type	Lake Type
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 6/27/2024	Time 6 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$200.00	Exemption	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768		
Agent E-mail gary@metzgerauction.com	List Agent - User Code UP388053999	List Team	
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad 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
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.0%	Variable Rate No	Agent/Owner Related No
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Special List Cond. None
Pending Date	Closing Date	Selling Price	Type of Sale
Ttl Concessions Paid	Sold/Concession Remarks	How Sold	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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-074-006.IB	Alternate ID	001-702001-07
Sec/Twp/Rng	--	ID	
Property Address	7427 S CALDWELL LAKE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
Acreage		Acreage	n/a
District	Clay		
Brief Tax Description	001-074-006.IB LOT 24 CALDWELL LAKE ADD		

(Note: Not to be used on legal documents)

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

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)

5/9/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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, state, and ZIP code)

7427 Caldwell Lake Dr Claypool 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven				X
Range				X
Refrigerator				X
Room Air Conditioner(s)				X
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures				X
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets		X		
Vent Fan(s)				X
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: *[Signature]* Date (mm/dd/yy): 5/9/24

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank <i>Rented</i>	X			
Other Heating Source	X			

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

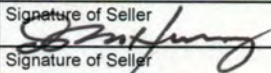
7427 S. Caldwell Lake Dr., Claypool IN 46510

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW	
Age, if known: <u>3</u> Years.				Do structures have aluminum wiring? <input checked="" type="checkbox"/>			
Does the roof leak?				Are there any foundation problems with the structures? <input checked="" type="checkbox"/>			
Is there present damage to the roof?				Are there any encroachments? <input checked="" type="checkbox"/>			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants? <input checked="" type="checkbox"/>			
If yes, how many layers? _____				Is the present use a non-conforming use? Explain: <input checked="" type="checkbox"/>			
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?							
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 methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?							
Explain:				Is the access to your property via a private road? <input checked="" type="checkbox"/>			
				Is the access to your property via a public road? <input checked="" type="checkbox"/>			
				Is the access to your property via an easement? <input checked="" type="checkbox"/>			
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property? <input checked="" type="checkbox"/>			
				Are there any structural problems with the building? <input checked="" type="checkbox"/>			
				Have any substantial additions or alterations been made without a required building permit? <input checked="" type="checkbox"/>			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area? <input checked="" type="checkbox"/>			
				Is there any damage due to wind, flood, termites or rodents? <input checked="" type="checkbox"/>			
				Have any structures been treated for wood destroying insects? <input checked="" type="checkbox"/>			
				Are the furnace/woodstove/chimney/flue all in working order? <input checked="" type="checkbox"/>			
				Is the property in a flood plain? <input checked="" type="checkbox"/>			
				Do you currently pay flood insurance? <input checked="" type="checkbox"/>			
				Does the property contain underground storage tank(s)? <input checked="" type="checkbox"/>			
				Is the homeowner a licensed real estate salesperson or broker? <input checked="" type="checkbox"/>			
				Is there any threatened or existing litigation regarding the property? <input checked="" type="checkbox"/>			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? <input checked="" type="checkbox"/>			
				Is the property located within one (1) mile of an airport? <input checked="" type="checkbox"/>			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

THIS UNIT HAS A UNSAFE ELECTRICAL SYSTEM. It is gutted & ready for remodel. Private well, septic, roof good.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm/dd/yy) 5/9/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

260-982-0238


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...GENERATION AFTER GENERATION

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- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	<i>Franger</i>	\$ <i>160/mo</i>
Electric	<i>REMC</i>	\$ <i>75/mo</i>
Water	<i>Free</i>	\$
Other		\$
HOA	<i>no</i>	\$

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202418988	7403 S Terrace Drive	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-15-19-400-030.000-001	Type Manuf. Home/Mobile	Waterfront No
	Sub Caldwell Lake	Cross Street	Bedrms 3	F Baths 2
	Township Clay	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	JrH Lakeview	Short Sale No
	Legal Description 1-74-6.H LOT 33 CALDWELL LAKE ADD			
	Directions West of Claypool, take 700 S to 400 W then east on 750 S. Property is on Terrence Dr.			
	Inside City N	City Zoning	County Zoning R1	Zoning Description

Remarks Lakeside 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	0.2000	/	8,880	/	74X120	Lot Desc	Level, 0-2.9999, Lake, Water View		
Above Gd Fin SqFt	820	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	820	Year Built	2015
Age	9	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	None	#	0
Room Dimensions		Baths		Full		Hal		Water	WELL	Basement Material	Block
RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No
LR	15 x 15	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x	B-Blw	0	0	Fuel /	Electric, Propane,		Dryer Hookup G/E	No	Split FlrPln	No
FR	x	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	Yes
KT	10 x 15	Laundry L/W	4 x 4		Cooling	Window		Water Soft-Owned	Yes	Skylight	No
BK	x	AMENITIES	Breakfast Bar, Ceiling Fan(s), Countertops								
DN	x	-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Patio Open									
1B	10 x 15	, Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower									
2B	8 x 15							Alarm Sys-Sec	No	Fence	No
3B	8 x 12	Garage	/	/	x	/		Alarm Sys-Rent	No	Golf Course	No
4B	x	Outbuilding 1	None		x			Garden Tub	No	Nr Wlkg Trails	No
5B	x	Outbuilding 2			x			Jet Tub	No	Garage Y/N	No
RR	x	Assn Dues		Frequency	Not Applicable						
LF	x	Other Fees									
EX	x	Restrictions									
SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Dryer										
FIREPLACE	None										

Water Access	Wtr Name	Water Frontage	Channel
Water Features Pier/Dock Available, Walk to Lake Access		Water Type	Lake Type
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 6/27/2024	Time 6 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$500.00	Exemption No Exemptions	Year Taxes Payable 2024	Assessed Value
Possession at closing			

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

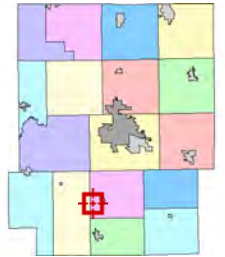
Showing Instr Open House	
List Date 5/28/2024	Start Showing Date
Exp Date 8/31/2024	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.0%
Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type None
Lockbox Location n/a	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

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Overview



Legend

-  Lot Lines
-  Parcels
-  Lakes
-  Cities and Towns
-  House Numbers
-  Road Centerlines

Parcel ID	001-074-006.H	Alternate ID	001-711001-87
Sec/Twp/Rng	--	ID	
Property Address	7403 S TERRACE DR CLAYPOOL	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
		Acreage	n/a

Owner Address
 Hester Kendra
 Renee
 7403 S Terrace
 Dr
 Claypool, IN
 46510

District Clay
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

Property address (number and street, city, state, and ZIP code)

7403 S. Terrace Dr., Claypool IN 46510

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.		X	
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			

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	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

Very well insulated & efficient home.
LP Heater for Blizzard. All electric home.
Spacious floor plan.

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?			X
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
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	
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?		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	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Sandra Nestor</i>	Date (mm/dd/yy) 5/9/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Kendra Trailer

Metzger PROPERTY SERVICES, LLC
260-982-0238
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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES
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Average Utilities

	Company	Average Amount
Gas	Back up - Dont use - emergency heat	\$ tank full \$80/yr
Electric	All Electric home	\$ 180
Water	Free	\$
Other	N/A	\$
HOA	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
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

...Generation after Generation



Metzger
Property Services, LLC

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