

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
BUYERS AND SELLERS THROUGHOUT INDIANA,  
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,  
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND  
BUSINESS VALUATIONS AND LIQUIDATIONS, WE  
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# Beautiful Lakefront Home on Lake Gage!

55 Lane 195 Lake Gage, Angola, IN 46703



**Gorgeous Lakefront Home on Lake Gage selling via Online Auction on Friday, June 14, 2024 – 6 pm!**

Nestled on a tranquil dead-end road on the clear water shores of Lake Gage, this magnificent 3-4 bedroom, 2.5 bath home offers a glorious retreat for lakefront living. The main level welcomes you with an open layout, seamlessly integrating the kitchen, dining area, & living room with crown molding & hardwood floors throughout. The kitchen features an island with bar seating and a walk-in pantry, while the living room boasts a double-sided fireplace, built-ins, and patio doors leading to the lakeside patio where you can enjoy dining with friends & family. The entire lakeside wall of the main area living space is lined with windows to always have lake views! The enclosed sunroom off the dining room, accessed through French doors, offers a tranquil space to soak in the captivating lake views. Also, on the main level is a half bath strategically located with an entrance off the garage, ensuring easy access for swimmers & a convenient main floor laundry room with a utility sink.

A versatile room off the vaulted ceiling foyer, also with French doors, offers the perfect setting for a home office or study. The sprawling master suite is a private retreat, adorned with lake views, fireplace, & ample closet space, while the ensuite bath indulges with a jetted tub, separate shower, & double vanity. Upstairs, 2 additional bedrooms, a large landing room, and a full bath with double vanity provide comfortable accommodation for family or guests. The home also features a large attic storage area accessible through both a bedroom & the garage.

Outside, the meticulously landscaped grounds with an underground sprinkler system leads to your pier complete with steps & ladders, offering endless opportunities for water activities and relaxation. In addition to the concrete driveway leading to a 2-car attached garage, there is an additional 2 spaces for parking, complete with a 12x12 garden shed for added convenience.

Situated on the picturesque Lake Gage, a coveted ski lake, this exceptional property offers a rare opportunity to embrace the tranquility and beauty of lakeside living, complete with an array of luxurious amenities, fantastic layout, and breathtaking water views. Come see for yourself:

**Open Houses: Sunday, May 26th 12-2pm & Tuesday, June 11th 6-7pm**

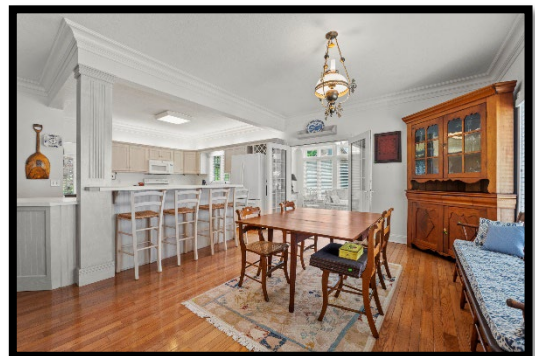
# Beautiful Lakefront Home on Lake Gage!

55 Lane 195 Lake Gage, Angola, IN 46703



## **Beautifully Landscaped Lakefront Home:**

- 75+ feet of lake frontage
- 3-4 bedrooms, 2.5 baths
- Sunroom
- Open Concept Kitchen/Dining/Living Room
- Wall of Lake Views & Double-Sided Fireplace
- Main Floor Master with ensuite & lake views
- Hardwood Floors & Crown Molding throughout
- Lakefront Patio
- Fully Landscaped with Underground Sprinkler System
- 2-Car Attached Garage
- Pier, Dock, Stairs, & Ladder
- Secluded Location at a dead-end road
- Bathroom with Garage Access for swimmers
- Additional Parking Spots across the road with Shed!



# REAL ESTATE AUCTION TERMS

## *Gorgeous Lakefront Home on Lake Gage!*

This property will be offered at Online Auction on Friday, June 14, 2024 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. 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 \$25,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. *A 3% buyer's premium will be added to the winning invoice.* 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 19, 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 \$5,160.50. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Friday, June 14, 2024 – 6 pm**

**55 Lane 195 Lake Gage, Angola, IN 46703**

**Millgrove Township • Steuben County**

***[www.BidMetzger.com](http://www.BidMetzger.com)***




**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

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

260-982-0238

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202417580	<b>55 Lane 195 Lake Gage</b>	<b>Angola</b>	<b>IN 46703</b>	<b>LP \$0</b>
	<b>Area</b> Steuben County	<b>Parcel ID</b> 76-04-35-320-806.000-007	<b>Type</b> Site-Built Home	<b>Waterfront</b> Yes
	<b>Sub</b> Shady Nook	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Millgrove	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 1
	<b>School District</b> PHC	<b>Elem</b> Prairie Heights	<b>JrH</b> Prairie Heights	<b>SrH</b> Prairie Heights
<b>Legal Description</b> S PT N1/2 SW1/4 SEC 35 .485A & Shady Nook 2 Lot 1				
<b>Directions</b> Northwest of Angola, on the north side of Lake Gage. Take Orland Rd. west to North Lake Gage Dr. Then south onto Ln 195 Lake				
<b>Inside City</b>	N	<b>City Zoning</b>	<b>County Zoning</b> OTH	<b>Zoning Description</b> LR

**Remarks** Gorgeous Lakefront Home on Lake Gage selling via Online Auction on Friday, June 14, 2024 – 6 pm! Nestled on a tranquil dead-end road on the clear water shores of Lake Gage, this magnificent 3-4 bedroom, 2.5 bath home offers a glorious retreat for lakefront living. The main level welcomes you with an open layout, seamlessly integrating the kitchen, dining area, & living room with crown molding & hardwood floors throughout. The kitchen features an island with bar seating and a walk-in pantry, while the living room boasts a double-sided fireplace, built-ins, and patio doors leading to the lakeside patio where you can enjoy dining with friends & family. The entire lakeside wall of the main area living space is lined with windows to always have lake views! The enclosed sunroom off the dining room, accessed through French doors, offers a tranquil space to soak in the captivating lake views. Also, on the main level is a half bath strategically located with an entrance off the garage, ensuring easy access for swimmers & a convenient main floor laundry room with a utility sink. A

**Agent Remarks** Online Estate Auction: Fri. 6.14.24 6pm Open Houses: Sun. 5.26.24 12-2pm & Tues. 6.11.24 6-7pm Full Terms & Client Registration form in the docs section. A 3% buyer's premium will be added to the winning bid price. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

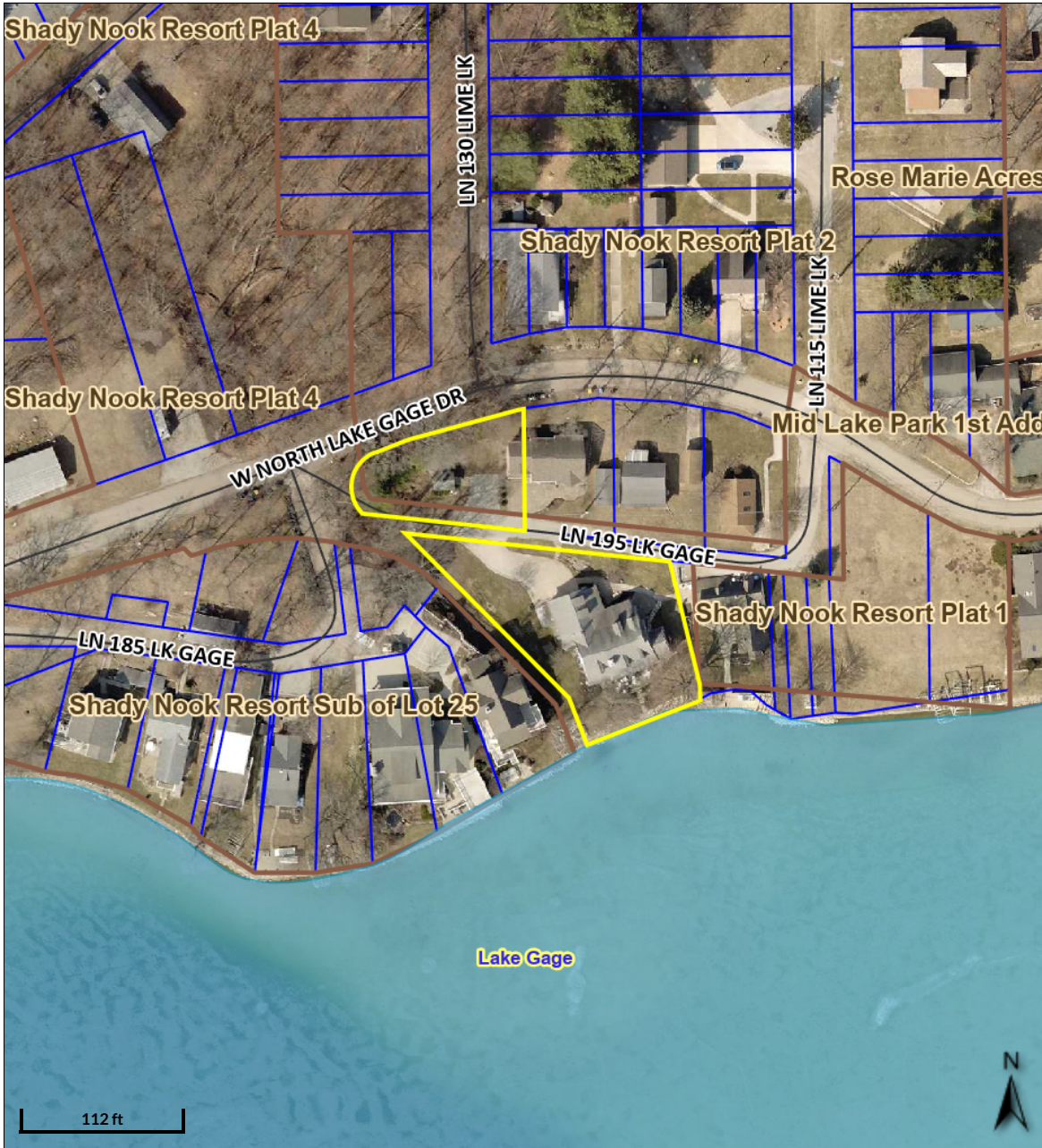
<b>Sec</b>	<b>Lot</b>	<b>Lot</b>	0.3200	/	13,939	/	127X140	<b>Lot Desc</b>	Cul-De-Sac, Waterfront, 0-2.9999, Lake, Water View				
<b>Above Gd Fin SqFt</b>	3,744	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	3,744	<b>Year Built</b>	2000	<b>#</b>	6
<b>Age</b>	24	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmnt</b>	Crawl				
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	WELL		<b>Basement Material</b>					
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	1	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes		
<b>LR</b>	18 x 15		<b>B-Upper</b>	1	0	<b>Sewer</b>	Public	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	12 x 15		<b>B-Blw</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	No		
<b>KT</b>	15 x 15		<b>Laundry L/W</b>	8 x 8		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	Yes		
<b>BK</b>	x		<b>AMENITIES</b> 1st Bdrm En Suite, Built-In Bookcase, Closet(s)				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x		Walk-in, Crown Molding, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Jet Tub, Kitchen Island,				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>1B</b>	15 x 32							<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	15 x 15	U						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	15 x 15	U	<b>Garage</b>	2.0	/ Attached	/	24 x 24	/	576.00	<b>Jet Tub</b>	Yes	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding 1</b>	Garden Shed			12 x 12			<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
<b>5B</b>	x		<b>Outbuilding 2</b>				x			<b>Pool Type</b>			
<b>RR</b>	x		<b>Assn Dues</b>	\$60.00	<b>Frequency</b>	Annually		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds,					
<b>LF</b>	x		<b>Other Fees</b>										
<b>EX</b>	9 x 9		<b>Restrictions</b>										

<b>Water Access</b> LAKE	<b>Wtr Name</b> LkGage	<b>Water Frontage</b> 75.00	<b>Channel</b> 0.00
<b>Water Features</b> Pier/Dock	<b>Water Type</b> Lake	<b>Lake Type</b> Ski Lake	
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 6/14/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only:	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$5,160.50	<b>Exemption</b> Homestead, Vet, Supplemental	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		

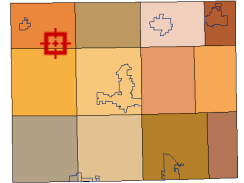
<b>Showing Instr</b> Showingtime or Open Houses			
<b>List Date</b> 5/17/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 8/31/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.0%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b>	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> side front door	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>
<b>Sell Office</b>	<b>Sell Agent</b>		<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>		

**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**

- Lakes
  - Subdivisions
  - Parcels
  - Political Townships
  - Sections
- Centerlines**
- Interstate
  - US
  - State
  - Other
  - <all other values>
- Airports**
- ✈ AIRPORT
  - 🚁 HELIPORT
  - ✈ SEAPLANE BASE
  - ✈ ULTRALIGHT

Date created: 4/29/2024  
 Last Data Uploaded: 4/29/2024 4:11:01 AM







# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding 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)

55 Ln 195 Lake Gage, Angola, IN 46703

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				
Clothes Dryer					Septic Field / Bed				
Clothes Washer					Hot Tub				
Dishwasher					Plumbing				
Disposal					Aerator System				
Freezer					Sump Pump				
Gas Grill					Irrigation Systems				
Hood					Water Heater / Electric				
Microwave Oven					Water Heater / Gas				
Oven					Water Heater / Solar				
Range					Water Purifier				
Refrigerator					Water Softener				
Room Air Conditioner(s)					Well				
Trash Compactor					Septic & Holding Tank/Septic Mound				
TV Antenna / Dish					Geothermal and Heat Pump				
Other:					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?				
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				
Burglar Alarm					Central Air Conditioning				
Ceiling Fan(s)					Hot Water Heat				
Garage Door Opener / Controls					Furnace Heat / Gas				
Inside Telephone Wiring and Blocks / Jacks					Furnace Heat / Electric				
Intercom					Solar House-Heating				
Light Fixtures					Woodburning Stove				
Sauna					Fireplace				
Smoke / Fire Alarm(s)					Fireplace Insert				
Switches and Outlets					Air Cleaner				
Vent Fan(s)					Humidifier				
60 / 100 / 200 Amp Service (Circle one)					Propane Tank				
Generator					Other Heating Source				

**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 <i>Shirley Kay Lemmel</i>	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)

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

56 Ln 195 Lake Gage, Angola, IN 46703

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.				Do structures have aluminum wiring?			
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof?				Are there any encroachments?			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
<b>3. HAZARDOUS CONDITIONS</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	Is the access to your property via a private road?			
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 the access to your property via a public road?			
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?				Is the access to your property via an easement?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Explain:				Are there any structural problems with the building?			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)				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?			

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>Amra Kay Kimmel</i>	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)



# Metzger Property Services, LLC

## Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,  
(MPS, LLC Agent)

The Owner: X      The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Samuel Kay Hummel      4/29/24  
Owner                                  Date

\_\_\_\_\_  
Owner                                  Date

\_\_\_\_\_  
Owner                                  Date

\_\_\_\_\_  
Owner                                  Date

\_\_\_\_\_  
Purchaser                                  Date

\_\_\_\_\_  
Purchaser                                  Date

General Information

Parcel Number 76-04-35-320-806.000-007

Local Parcel Number 043532080600009

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Steuben

Township MILLGROVE TOWNSHIP

District 007 (Local 09) MILLGROVE TOWNSHIP

School Corp 4515 PRAIRIE HEIGHTS COMMUNITY

Neighborhood 995053-045-1 LAKE FARM ESTATES

Section/Plat 35-320

Location Address (1) 55 LN 195 LK GAGE ANGOLA, IN 46703

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Low, Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 17, 2024

Review Group 2026

Ownership

SCHIMMOLLER LOVING TRUST DTD 55 LN 195 LAKE GAGE ANGOLA, IN 46703

Legal

S PT N1/2 SW1/4 SEC 35 .485A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/18/2023 to 01/01/1900 and owners like SCHIMMOLLER LOVI and TO MCLAUGHLIN JO.

Notes



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

Land Data (Standard Depth: Res 100', CI 150' Base Lot: Res 45' X 105', CI 70' X 146')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage (0.41), Total Acres Farmland (0.32), and Total Value (\$720,300).

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	3744 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Porch, Open Frame	264	\$10,000
Porch, Enclosed Frame	160	\$8,900

**Plumbing**

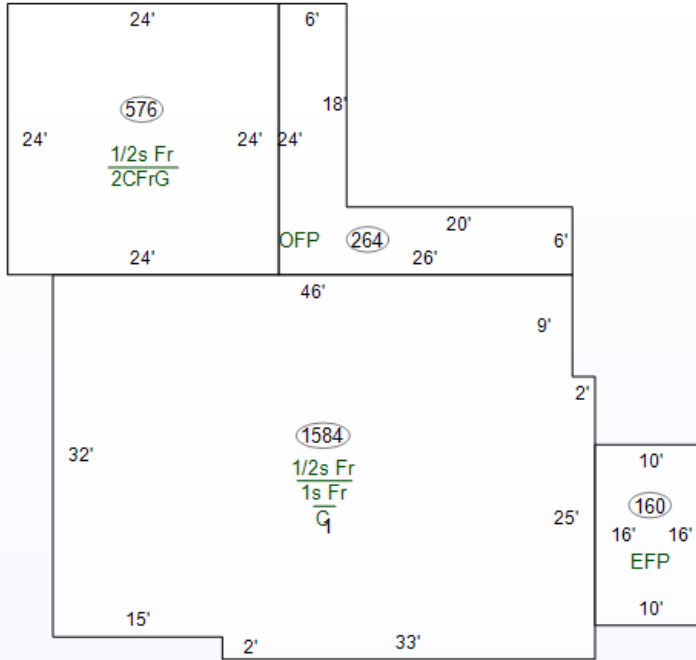
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1584	1584	\$105,100	
2					
3					
4					
1/4					
1/2	1Fr	2160	2160	\$51,100	
3/4					
Attic					
Bsmt					
Crawl		1584	0	\$7,300	
Slab					

**Total Base** \$163,500

**Adjustments** 1 Row Type Adj. x 1.00 \$163,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1584 1/2:2160	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$177,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,900	\$196,600
Garages (+) 576 sqft	\$18,600	\$215,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92

**Replacement Cost** \$217,782

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	C+2	2000	2000	24	A			0.92		3,744 sqft	\$217,782	22%	\$169,870	0%	100%	2.110	1.000	100.00	0.00	0.00	\$358,400

General Information

Parcel Number 76-04-35-320-807.000-007

Local Parcel Number 043532080700009

Tax ID:

Routing Number - - -

Property Class 599 Other Residential Structures

Year: 2024

Location Information

County Steuben

Township MILLGROVE TOWNSHIP

District 007 (Local 09) MILLGROVE TOWNSHIP

School Corp 4515 PRAIRIE HEIGHTS COMMUNITY

Neighborhood 995058-045-4 SHADY NOOK RESORT

Section/Plat 35-320

Location Address (1) W N LK GAGE DR ANGOLA, IN 46703

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 17, 2024

Review Group 2026

Ownership

SCHIMMOLLER LOVING TRUST DTD 55 LN 195 LAKE GAGE ANGOLA, IN 46703

Legal

SHADY NOOK 2 LOT 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/18/2023 to 01/01/1900 and owners SCHIMMOLLER LOVI, DARL, JOH.

Notes



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (04/12/2024-04/13/2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$26,500-\$18,000), Improvement (\$400-\$0), Total (\$26,900-\$18,000).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 30' X 100', CI 30' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.15), Actual Frontage (100), Developer Discount, Parcel Acreage (0.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.15), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$26,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,500).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy Utility Shed  
 Description Utility Shed  
 Story Height 0  
 Style N/A  
 Finished Area  
 Make

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description Area Value

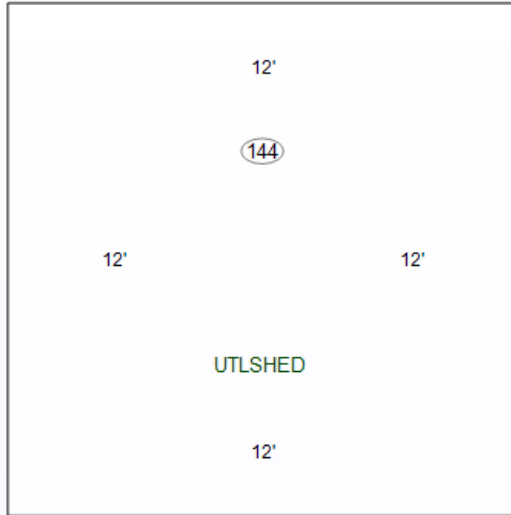
**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**



**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base**

**Adjustments Row Type Adj.**

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

**Sub-Total, One Unit** \$0

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92

**Replacement Cost** \$2,839

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Utility Shed	1	SV	C	2021	2021	3	A		0.92		12'x12'		15%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$400

# 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*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**