Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Manufactured 3-Bedroom, 2-Bath Home with Attached 2-Car Garage on a Corner Lot in the Miamisport Home Community

Enjoy comfortable living, a practical layout, and appealing features in this well-maintained manufactured home built in 2005. Offering 3 bedrooms, 2 bathrooms, and an open floor plan, this property provides a welcoming setting for everyday living with the added convenience of an attached 2-car garage and inviting outdoor spaces.



Step inside through the entry foyer to discover an open living and dining area designed to create a comfortable flow between spaces. Upgraded carpeting adds a fresh touch to the living areas, while laminate flooring in the kitchen and dining room offers both style and functionality. The eat-in kitchen features a closet pantry and provides a convenient space for preparing meals, enjoying casual dining, and gathering with family or friends.



The primary bedroom suite offers a relaxing retreat, complete with a walk-in closet and a jet tub in the bathroom. Two additional bedrooms provide flexibility for family members, guests, a home office, or other needs, while the second full bathroom adds convenience to the home's functional layout.

Outside, the corner lot offers additional space to enjoy, with a covered front porch that provides a welcoming entrance and an open back deck suited for relaxing outdoors or entertaining guests. The attached 2-car garage offers convenient parking and additional storage potential, complemented by a concrete driveway for easy access.

With its comfortable floor plan, inviting outdoor areas, and practical amenities, this manufactured home presents an appealing opportunity for buyers seeking convenient one-level living with space to relax, entertain, and make themselves at home.

Lot Rent is $490/month, due on the 1st

- Park Pays for Snow clearance of roads within the community, maintenance of roads & common areas, lawn cutting of common areas, & streetlights
- Owner pays utilities, local property taxes, mows own lawn, snow removal of own driveway, & is responsible for maintenance to their home.

Open House:

Sunday, November 15th • 3-3:30 pm

www.BidMetzger.com

AUCTION TERMS

MANUFACTURED 3-BEDROOM, 2-BATH HOME WITH ATTACHED 2-CAR GARAGE ON CORNER LOT

This home will be offered via Online Auction on Tuesday, November 24, 2026 - Bidding begins closing out at 6 pm! This auction is for the Manufactured Home Only, no real estate is included! 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 square footage amounts listed in this brochure & all marketing material are estimates taken from county records, builder specs, and/or aerial photos. An earnest money deposit of $5,000 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 5% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. This auction is *Subject to approval from park management following a completed application by the potential resident, a credit report screening & a background check satisfactory to the Landlord is required before the purchase is approved. Buyer agrees to read through the Lease Agreement, Community Rules & Regulations and agrees to those terms & conditions and will fill out & cooperate with all necessary paperwork*. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional $25 wire transfer fee if wiring said funds. The buyer agrees to fill out the tenant application within 48 hours of the auction ending. Any buyer who fails to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide the manufacturer's title to the home. This auction is for the Manufactured Home Only, no real estate is included! The closing transfer shall be on or before December 30, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes in 25' due in 26' were $657.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website in the documents section.

Online Auction: Tuesday, November 24, 2026 • 6 pm

104 Timothy Ave, Peru, IN 46970 located in Peru Township • Miami County

www.BidMetzger.com



Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Manuf. Home/Mobile Home

MLS # 104 Timothy Avenue — **Peru** — **LP** — **IN** 46970 — **$0**



Area Miami County
Sub None
Township Peru
School District Peru Community Schools
Intermediate
Parcel ID
Cross Street
Style One Story
JrH Peru
Type Manuf.
Bedrms 3 **F Baths** 2 **H Baths** 0
REO No **Short Sale** No
Elem Elmwood/Blair Pointe
SrH Peru
Waterfront No
Legal Description None, for home only, no real estate to be included
Directions to Property From Hwy 24, turn South onto N Broadway St, East on Madison Ave, North on Nellies Alley, then property is the 1st property on the North side of Timothy Ave on the corner

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Inviting 3-bedroom, 2-bath manufactured home built in 2005 by Hart Selling via Online Auction on Tuesday, November 24th at 6 pm. This is in the Miamisport Community and this manufactured home features an open floor plan, entry foyer, upgraded carpeting, and laminate flooring in the kitchen and dining area. Eat-in kitchen offers a closet pantry, while the primary bedroom suite includes a walk-in closet and jet tub. Enjoy outdoor living with a covered front porch and open back deck. Situated on a corner lot with an attached 2 -car garage and concrete driveway, this home offers comfortable living and practical amenities. Open House: Nov. 15th • 3 - 3:30 pm

Agent Remarks Online Auction: Tuesday, November 24th at 6 pm Open House: Sunday, Nov. 15th • 3-3:30 pm Full terms available in DOCS. See documents for full park rules. Buyer is responsible for utilities, lawn, maintenance, & lot rent of $490/month. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** / /
Above Gd Fin SqFt **Above Gd Unfin SqFt** **Below Gd Fin SqFt**
Age 21 **New Const** No **Date Complete** **Ext** Vinyl

Lot Desc
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 0 **Year Built** 2005
Bsmt None **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
LR	23	x	13	M
DR	9	x	13	M
FR		x		
KT	14	x	13	M
BK		x		
DN		x		
1B	14	x	13	M
2B	10	x	13	M
3B	10	x	13	M
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main
Laundry L/W 12x 9
Water City
Well Type
Sewer City
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Detector-Smoke, Eat-In Kitchen, Foyer Entry, Jet Tub, Open Floor Plan, Porch Covered, Range/Oven Hook Up Gas

Dryer Hookup Gas	No		Fireplace	No		
Dryer Hookup Elec	yes		Guest Qtrs	No		
Dryer Hookup G/E	No		Split Flrpln	No		
Disposal	No		Ceiling Fan	Yes		
Water Soft-Owned	No		Skylight	No		
Water Soft-Rented	No		ADA Features	No		
Alarm Sys-Sec	No		Fence			
Alarm Sys-Rent	No		Golf Course	No		
Garden Tub	No		Nr Wlkg Trails	No		
Jet Tub	Yes		Garage Y/N	Yes		
Pool	No		Off Street Pk	Yes		

Garage 2.0 / Attached / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Lot Rent $490 / month
Other Fees
Restrictions
Pool Type
SALE INCLUDES Dishwasher, Refrigerator, Range-Gas

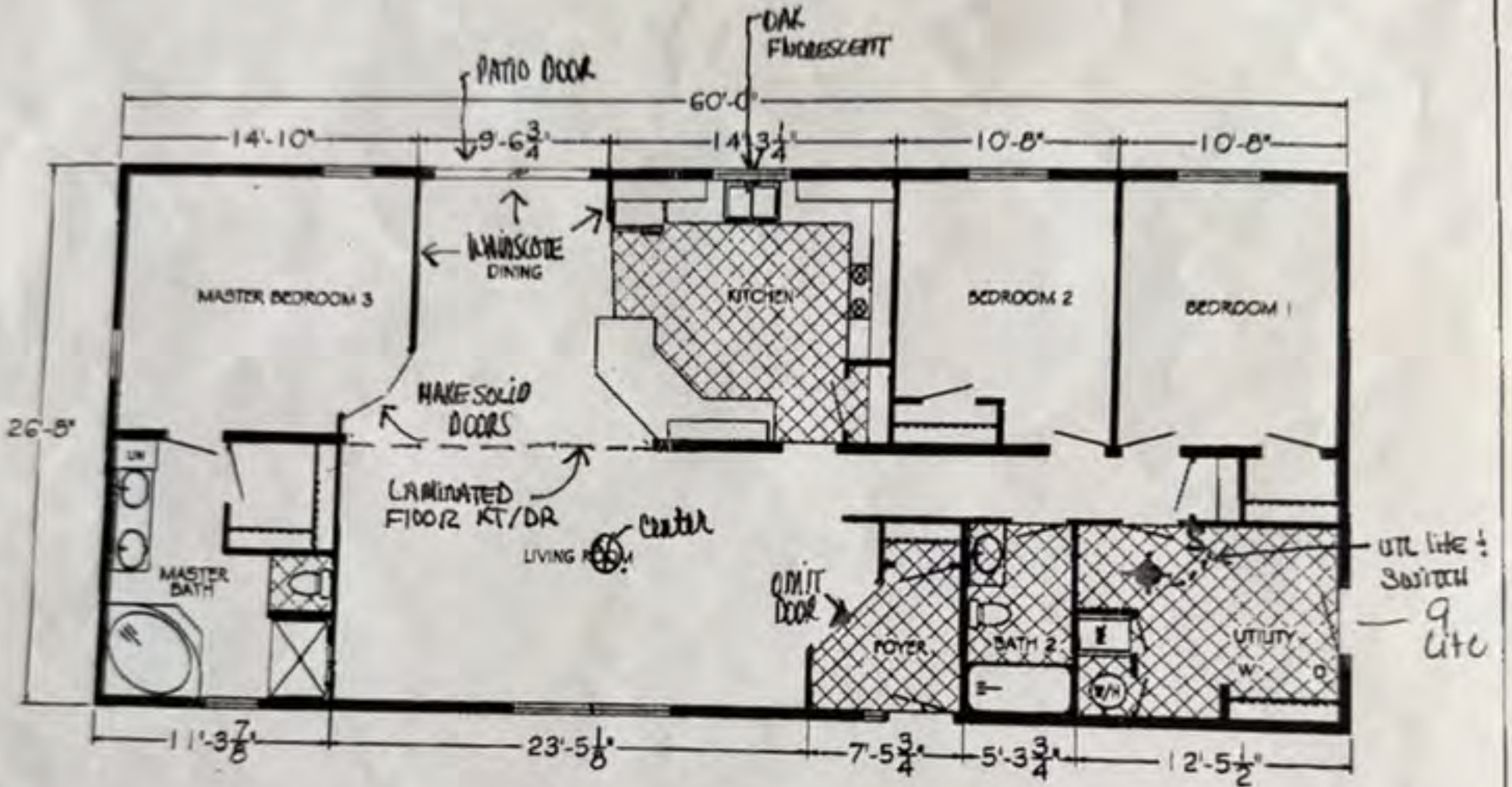
Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $657.00 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent**

Showing Instr Showingtime or Open House
List Date **Start Showing Date** **Exp Date** **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Leonda Hus - Bosse



- HIGH EFF. FURNACE
- 200 AMP
- UPGRADE CARPET

HART HOUSING GROUP, INC.
PRINT 2038 (1600 SQ FT)
OCTOBER 08, 2001

* LAMINATE FLOOR in Kitchen + Dining Room *

* SWEETHART LINO - FOYER - BA2 - UTL - HSTBA *

SN 11846
Leonda

Property address (number and street, city, state, and ZIP code)
104 Timothy Ave, Peru IN 46970

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☐ 200 Amp Service				✓
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric			✓	✓
Water Heater / Gas			✓	✓
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System *(Explain)*	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
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 structure(s) connected to a private / community water system?			✓
Are the structure(s) connected to a private / community sewer system?			✓

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 broker, 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 / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Lisa K. Hagan	10/12/26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

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 / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

Property address (number and street, city, state, and ZIP code)
104 Timothy Ave. Peru IN

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____Years. After 2012			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			
3. WATER HEATER	✓		
Age, if known: _____Years.			✓
4. FURNACE	✓		
Age, if known: _____Years.			✓
5. CENTRAL AIR CONDITIONING	✓		
Age, if known: _____Years.			✓

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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Lisa K. Wagan	10-26-2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

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.

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104 Timothy Ave, Peru IN 46970

7. OTHER DISCLOSURES	Yes	No	Unknown
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?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	✓		
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			✓
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
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?			✓
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.			✓
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			✓
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.			✓
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			✓

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(*Use additional pages and attach, if necessary*)

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Lisa K Wagan	10-12-2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

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 / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)



Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO	$ 87.00/Month on budge
Electric	Peru Utilities	$ 145.00/month
Water	Stackhouse Rental	$ 65.00/month
Septic/Sewer	Stackhouse Rental	$ Included in water
HOA		$
Other	Stackhouse Rental - Lot Rent	$ 490.00 month

Additional Notes

Peru Utilities - Includes trash pick up

Property Taxes for 2025 due in 2026 totaled $657.00 for the whole year

Frequently Asked Questions Regarding the Tenant Application Process

Potential Tenant Application can be found here: **https://stack.twa.rentmanager.com/applynow**

How much is your application fee?
Our application fee is $40 for a standard background/criminal check. There may be an additional $25 fee if a more in-depth check is needed.

What is your pet policy?
We allow up to 2 pets per home, that need to be under 30 pounds. No exotic animals, dangerous animals, vicious breeds, or unruly animals allowed. No dog runs, houses or fences allowed. Each park has specific breed restrictions – be sure to review the rules and regulations regarding pets prior to applying.

What is the required income & minimum credit score?
Minimum qualifying income: 43% total DTI maximum. NO minimum credit score.

What is the approval based on?
1. Debt-to-income ratio (43% or less)
2. Background Check
3. Employment History
4. Rental History

How long is the approval process?
Approval takes 1-3 business days.

Do you cover maintenance?
1. The Community Owner is responsible for anything underground until it meets the connection that goes to the house.
2. The Homeowner is responsible for maintaining the connections from the ground going to the home, the inside and outside of the home, and landscaping.

Why do you need a criminal background check?
We do ***not*** allow violent or sexual crime criminals in our communities, so we screen via a background check.

What if I need maintenance done after I move in?
All repair & maintenance requests are handled directly by local employees or vetted service partners, and we use an online maintenance request system to track technician response times.

How can I pay my rent?
We accept rent payments through Paylease cards, which can be used at a number of local stores, including Walmart, Kroger, and H.E.B. Additionally, you can set up a Tenant Web Access profile, where you can pay online. Ask your property manager for more details.

Are utilities or lawn care included in the rent?
No. Tenants are responsible for all utilities and lawn care unless the home is in a neighborhood where those amenities are included in the Homeowners Association dues, which Stackhouse Properties pays for.

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!

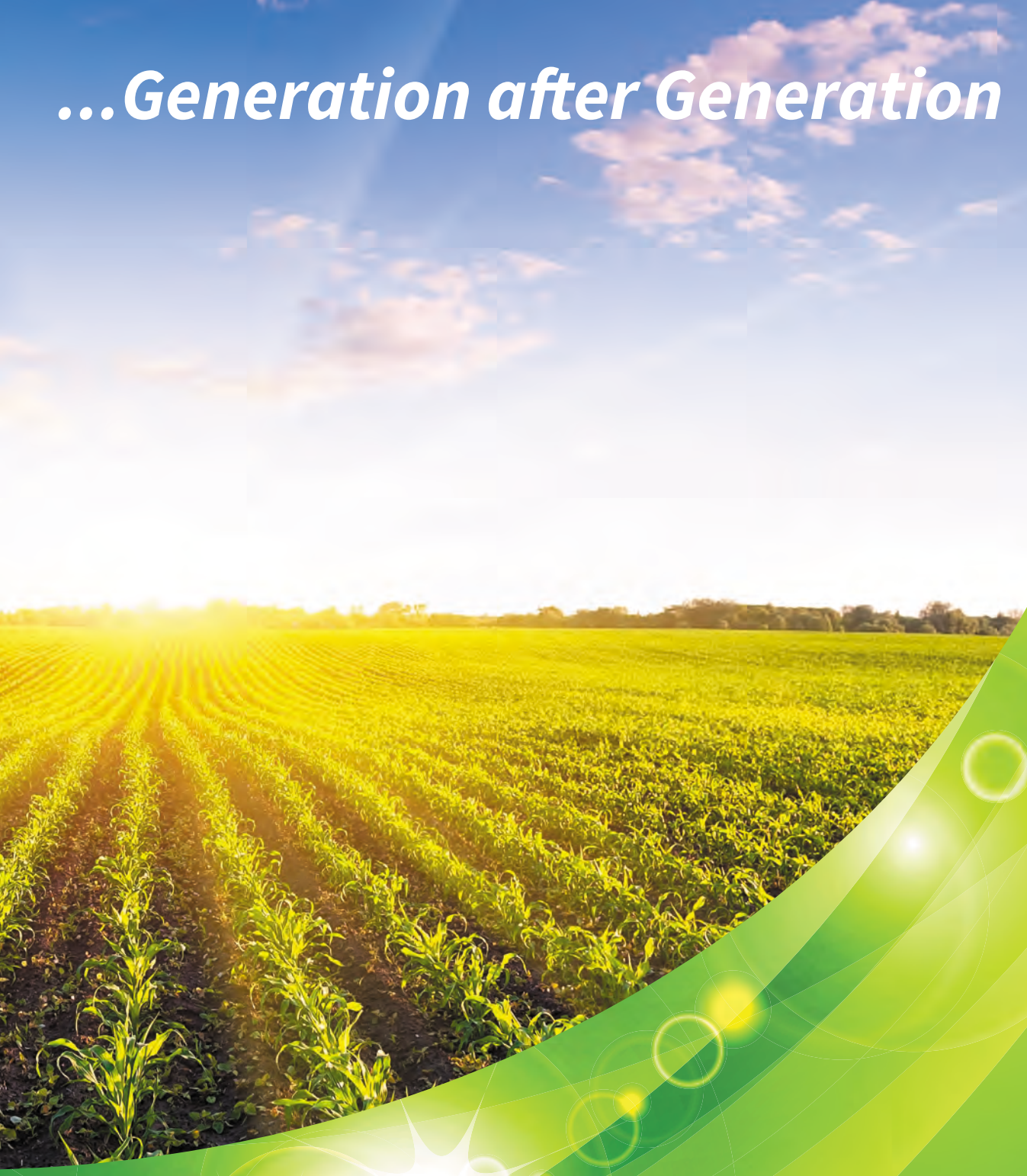
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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



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