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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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**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!**



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

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AUCTION TERMS

MANUFACTURED HOME WITH 2+CAR ATTACHED GARAGE!

This home will be offered via Online Auction on Wednesday, October 15, 2025 - 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 \$3,000 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 November 21, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes in 24' due in 25' were \$825.00. 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. The Client Registration form is available on the bidding website in the documents section.

Online Auction: Wednesday, October 15, 2025 • 6 pm

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

Auction Manager: Tiff Reimer 260.571.7910

www.BidMetzger.com



The image is a promotional graphic for Metzger Property Services, LLC. It features a green and yellow color scheme with a star logo. The text includes the company name, contact number, website, and a list of services. The background shows a field of crops under a bright sun.

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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...GENERATION AFTER GENERATION


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Residential Agent Full Detail Report

Property Type RESIDENTIAL	Status Partial Listing	CDO	DOM	Auction Yes
MLS # Temp-61722	105 Timothy Avenue	Peru	IN 46970	LP \$0
	Area Miami County	Parcel ID 52-08-22-300-021.000-016	Type Manuf. Home/Mobile	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Peru	Style One Story	REO No	H Baths 0
	School District PERUC	Elem Elmwood/Blair Pointe	JrH Peru	SrH Peru
	Legal Description None, for home only, no real estate to be included			
	Directions From 24, turn south onto Broadway. East on Madison, north on Nellies Aly then east on Timothy Ave.			
	Inside City Y	City Zoning R3	County Zoning	Zoning Description

Remarks Manufactured Home selling via Online Auction on Wednesday, October 15, 2025 - Bidding begins closing out at 6 pm! This is in the Miamisport Community & this manufactured home has 3 bedrooms & 2 full baths. The large master suite is a true retreat, featuring a generous walk-in closet and a luxurious ensuite bath complete with a stand-up shower, soaking tub, double vanities, and a dedicated makeup area. The open-concept kitchen includes an island with seating, seamlessly connecting to the dining and living areas—perfect for entertaining or everyday living. An oversized attached two-car garage provides ample space for vehicles, storage, and even a workshop area. Enjoy your morning coffee or evening relaxation on the inviting front porch, making this home as practical as it is cozy. See documents for full park rules and requirements --buyer is responsible for utilities, lawn, maintenance, & lot rent of \$450/month. Open House: Wednesday, October 8th 5:30-6pm

Agent Remarks Online Auction: Wed 10.15.25 6pm Open House: Wed. 10.8.25 5:30-6pm A 5% buyer's premium will be added to the winning invoice. See documents for full park rules & auction terms. Buyer is responsible for utilities, lawn, maintenance, & lot rent of \$450/month. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	/		/		Lot Desc			Year Built	2003	
Above Gd Fin SqFt	Above Gd Unfin SqFt	Below Gd Fin SqFt	Ttl Below Gd SqFt 0		Ttl Fin SqFt 0		Year Built			#	6	
Age	22	New Const	No	Date Complete	Ext	Vinyl	Bsmnt	None				
Room Dimensions	Baths	Full	Hal	Water	CITY		Basement Material					
RM DIM	LV	B-Main	2	0	Well Type		Dryer Hookup Gas	No	Fireplace	No		
LR	20 x 15	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	10 x 12	M	B-Blw G	0	0	Fuel /		Dryer Hookup G/E	No	Split FlrPln	No	
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No	
KT	15 x 12	M	Laundry L/W	8 x 6		Cooling	Central Air	Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES 1st Bdrm En Suite, Closet(s) Walk-in, Dryer				Water Soft-Rented	No	ADA Features	No		
DN	x		Hook Up Electric, Eat-In Kitchen, Jet Tub, Kitchen Island,				Alarm Sys-Sec	No	Fence			
1B	18 x 15	M	Open Floor Plan, Porch Covered, Range/Oven Hook Up Gas,				Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M					Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10		Garage	2.0	/ Attached	/	26 x 22	/	Jet Tub	Yes	Garage Y/N	Yes
4B	x		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, Refrigerator, Washer, Dryer-Electric, Range-Gas			
LF	x		Other Fees									
EX	x		Restrictions									

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Tiffany Reimer	Lic # AC31300015	Auction Date 9/22/2025	Time 6pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$825.00	Exemption	Year Taxes Payable 2025	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail tiff@metzgerauction.com	List Agent - User Code UP388053396	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 7/14/2025	Start Showing Date	Exp Date 11/30/2025	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		Agent/Owner Related No
Contract Type Exclusive Right to Sell			Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		
Co-Sell Office	Co-Sell Agent		Sell Team
Presented Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

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Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	\$ 40/mo.
Electric	Peru Utilities	\$ 60/mo.
Water & Sewer	Five Star Metering Water & Sewage	\$ 40/mo.
	<i>All Utilities Average around \$140/month for all utilities</i>	\$
Property Taxes	Property Taxes for 2025 1st installment of \$278 already has been paid	\$ 556/year
Additional Notes	Lot Rent is \$450/month and is 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.	

Frequently Asked Questions Regarding the Tenant Application Process

Potential Tenant Application can be found here: <https://rentbutter.com/apply/stackhouseindiana>

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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