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Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Full Detail Report

Property Type Manuf. Home/Mobile Home

Auction Yes

MLS # Temp-663705	799 George Road	MI	LP \$0
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Area Noble Twp., Branch County	Parcel ID #130-004-400-004-01	Type Manuf.	Waterfront No
Sub None	Cross Street	Bedrms 3	F Baths 1
Township	Style Single Wide	REO No	H Baths 0
School District Bronson Community School District		Short Sale No	
Intermediate	JrH	Elem	
Legal Description A TRIANGULAR SHAPED PAR DESC AS BEG AT SE COR OF SW 1/4 OF SE 1/4 TH N 520 FT M/L & TH		SrH	
Directions to Property US Highway 12 to St. Joseph Rd., head S turn L onto Sielkens Rd, at the T to Lilly Rd., at the T, property is on NW corner of George Rd. and Pleasant Hill Rd			

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Charming country property offering space, functionality and potential is going to Auction on Thurs. May 28th at 6:30 pm. This 3-bedroom, 1-bath mobile home sits on 2 +/- acres, providing plenty of room to enjoy peaceful rural living. Inside you will find an open-concept kitchen and living area that creates a welcoming connected space for everyday living. A large enclosed porch adds extra versatility. The property is well-equipped with multiple outbuildings, including a spacious pole barn, with concrete floor, lean-tos, a 2-car garage and an additional shed. Come see this secluded property yourself: Thursday, May 21, 6-6:30 p.m.

Agent Remarks Online auction: Thursday, May 28, 2026 at 6:30 p.m. Open House: Thursday, May 21, 6-6:30 p.m. A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. AUCTIONEERS/RE BROKERS: You must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim 2.0000 / / 520x330x190	Lot Desc Irregular, Partially Wooded
Above Gd Fin SqFt 655	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0
Age	New Const No	Date Complete	Ext Metal, Vinyl
Room Dimensions	Baths	Full	Half
RM DIM	LVL	B-Main 1	0
LR 12 x 12	M	B-Upper 0	0
DR x		B-Blw G 0	0
FR x		Laundry Rm Main	
KT 12 x 12	M	Laundry L/W 6 x 8	
BK x		AMENITIES Antenna, Ceiling Fan(s), Porch Enclosed, Tub/Shower	
DN x		Combination, Main Floor Laundry, Washer Hook-Up	
1B 7 x 9	M		
2B 8 x 9	M		
3B 10 x 12	M	Garage 2.0 / Detache / x /	
4B x		Outbuilding 1 Pole/Post Building x	
5B x		Outbuilding 2 Shed x	
RR x		Assn Dues	Frequency Not Applicable
LF x		Other Fees	
EX 8 x 14	M	Restrictions	

Water	Wtr Name	Water Frontage	Channel Frontage
Water None		Water Type	Lake Type
Auctioneer Name Chad Metzger & Dodie Hart	Lic AC31300015	Auction Date 5/6/2026	Time 6:30
Financing: Existing	Proposed	Location Online: BidMetzger.com	Excluded Party None
Annual \$447.00	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
Co-List Office		Co-List Agent	
Showing Showingtime or Open House		Exp Date 9/30/2026	Owner/Seller a Real Estate No
List Date 5/6/2026	Start Showing Date	Seller Concession Amount \$	Agent/Owner Related No
Seller Concessions Offer Y/N			Special List Cond. None
Contract Type Exclusive Right to Sell		Lockbox None	Lockbox Location none
Virtual		Closing Date	Selling Price
Pending Date		Sold/Concession	How Sold
Ttl Concessions Paid		Sell Office	Conc Paid By
Co-Sell Office		Sell Agent	
Presented by: Tiffany Reimer - Cell: 260-571-7910		Co-Sell Agent	Sell Team

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.



784 GEORGE RD

GEORGE RD

786 GEORGE RD

GEORGE RD

GEORGE RD

400-004-01

799 GEORGE RD

PLEASANT HILL RD

PLEASANT HILL RD



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ONLINE AUCTION TERMS

Mobile Home on 2 Acres +/- with Multiple Outbuildings!

This property will be offered at Online Auction on Thursday, May 28, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their 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 Seller and the Buyer.

A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000. will be due within 24 hours 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. Buyers 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) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide the title and Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 10, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$477.00. Metzger Property Services LLC, Chad Metzger, and 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. The seller has the right to accept an offer prior to the auction. 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.

Online Auction: Thurs., May 28, 2026 • Bidding begins closing out at 6:30pm
Noble Township • Branch County • Bronson, MI

Open House: Thurs. May 21, 2026, 6-6:30 p.m.

Auction Manager: Dodie Hart, call text, 260.463.1717

www.BidMetzger.com

799 GEORGE RD

BRONSON, MI 49028

Parcel #130-004-400-004-01

Property Owner: MOORE, SANDRA N & MOORE, KIMBERLY D

Owner and Taxpayer Information

Owner	MOORE, SANDRA N & MOORE, KIMBERLY D 799 GEORGE RD BRONSON, MI 49028
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Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	BRONSON COMMUNITY SCH DIST
MAP #	<i>Not Available</i>
User Number Index	<i>Not Available</i>
DEATH CERT.	<i>Not Available</i>
AFF OF AFFIX	<i>Not Available</i>
Historical District	<i>Not Available</i>
SURVEY	<i>Not Available</i>

Unit	130 NOBLE
Assessed Value	\$31,053
Taxable Value	\$17,429
State Equalized Value	\$31,053
Date of Last Name Change	<i>Not Available</i>
Notes	<i>Not Available</i>
Census Block Group	<i>Not Available</i>
Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Effective Date	05/01/1994
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Principal Residence Exemption	June 1st	Final
2026	100.0000%	100.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	\$26,028	\$26,028	\$16,971
2024	\$20,880	\$20,880	\$16,461
2023	\$18,000	\$18,000	\$15,678

Land Information

Zoning Code	
Land Value	<i>Not Available</i>
Renaissance Zone	No
ECF Neighborhood	<i>Not Available</i>
Lot Dimensions/Comments	<i>No Data to Display</i>

Total Acres	2.000	How can I help you today?
Land Improvements	\$0	
Renaissance Zone Expiration Date	<i>No Data to Display</i>	
Mortgage Code	<i>Not Available</i>	
Neighborhood Enterprise Zone	No	

Lot(s)	Frontage	Depth
No lots found.		

Legal Description

A TRIANGULAR SHAPED PAR DESC AS BEG AT SE COR OF SW 1/4 OF SE 1/4 & TH N 520 FT M/L & TH SWLY ALG TH CEN LI OF TH EXTENSION OF GEORGE RD TO CEN OF PLEASANT HILL RD & TH E 330 FT TO POB SEC 4 T8S R8W

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>
Date Form Filed	<i>No Data to Display</i>
Date Created	<i>No Data to Display</i>
Acreage of Parent	0.00
Split Number	0
Parent Parcel	<i>No Data to Display</i>
Number of Splits Left	0
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	<i>Not Available</i>
Courtesy Split	<i>Not Available</i>

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Liber/Page
03/25/2021	\$1.00	QC	MOORE, EARMAL & SANDRA N	MOORE, SANDRA N & KIMBERLY D	2021-02119

How can I help you today?

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**



CLIENT REGISTRATION FORM

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This agreement is entered into and shall initiate on May 28th, 2026 by Listing Broker, Metzger Property Services, LLC, on behalf of Listing Auctioneers, Chad Metzger & Dodie Hart and Selling Broker, _____ for a mobile home at the property in Noble Township, Branch County, State of Michigan, to wit: legal: A TRIANGULAR SHAPED PAR
DESC AS BEG AT SE COR OF SW ¼ OF SE ¼ & TH N 520 FT M/L & TH SWLY ALG TH CEN LI OF TH EXTENSION OF GEORGE RD TO CEN OF
PLEASANT HILL RD & TH E 330 FT TO POB SEC 4 T8S R8W, commonly known as, 799 George Rd., Bronson, MI 49028.

Client/Buyer's Name(s): _____

To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction.
Buyer representative must turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com

Buyer Representative shall or shall not be compensated for the above property as follows: (check one)

Selling Brokers will be compensated 3 %.

LISTING AUCTIONEER/BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger or MPS Agent
LISTING BROKER
1582 W. State Road 114
ADDRESS
260-982-0238
PHONE

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP
tiff@metzgerauction.com
EMAIL ADDRESS

SELLING AUCTIONEER/ BROKER:

BROKER COMPANY NAME

SELLING BROKER

ADDRESS

PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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