



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 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.