



Real Estate • Auctions • Appraisals

## ONLINE AUCTION TERMS

**MANUFACTURED HOME ON TIPPECANOE LAKE!**

This home will be offered via Online Auction on Thursday, July 16th, 2026 - Bidding begins closing out at 6:30pm! *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 August 21, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes in 24' due in 25' were \$461.92. 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.

***Niebert's Park Lot rent runs \$8,536/year and includes water & trash service along with two pier spots. Buyer is responsible for all other utilities, lawn maintenance and the lot rent.***

**Online Auction: Thursday, July 16th, 2026 • 6:30 pm**

**52 EMS T13D Ln., Leesburg, IN 46538 • Tippecanoe Township • Kosciusko County**

**Auction Manager: John Burnau, call/text 574.376.5340**

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