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260-982-0238

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Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home

CDOM

DOM

Auction Yes

MLS #	52 EMS T13D Lane	Leesburg	IN	46538	LP	\$0
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Area Kosciusko County **Parcel ID**
Sub None **Cross Street**
Township Tippecanoe **Style** One Story
School District Wawasee
Intermediate **JrH** Wawasee
Legal Description None, for home only, no real estate to be included
Directions to Property On south side of Tippecanoe Lake in the Niebert Mobile Home Park.

Type Manuf. **Waterfront** Yes
Bedrms 3 **F Baths** 2 **H Baths** 0
REO No **Short Sale** No
Elem North Webster
SrH Wawasee

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Fully Furnished, Channel Front Manufactured Home on Tippecanoe Lake is going to Online Auction, July 16th at 6:30 pm.

Move-In Ready Patriot Home was built in 2006 & features 3 bedrooms, 2 full bathrooms with an open concept Kitchen, Dining & Living Area. Master Suite has a large ensuite bathroom complete with a garden tub & stand-up shower. Three Season Room off of Living Room adds extra space for entertaining with Lake Views as well as the open deck. Pathway leads to your two pier spots directly out from your home!

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.

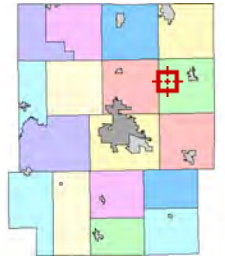
Agent Remarks Online Auction: Thurs., July 16th, 2026 at 6:30pm Open House: Thurs., July 9th, 2026 from 5:30-6pm See documents for full park rules. 2 pier spots, water & trash included. Buyer is responsible for all other utilities, lawn, maintenance, & lot rent of \$8,536/year. 5% Buyer's Premium to be added to the winning invoice.

Sec	Lot	Lot Ac/SF/Dim	0.1300 /	/	40x150	Lot Desc	Level, Waterfront, Lake, Water View
Above Gd Fin SqFt	1,850	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0
Ttl Fin SqFt	1,850	Year Built	2006				
Age	20	New Const	No	Date Complete		Ext	Concrete, Vinyl
						Bsmt	None
						# Rooms	5
						Basement Material	
						Dryer Hookup Gas	No
						Fireplace	No
						Dryer Hookup Elec	Yes
						Guest Qtrs	No
						Dryer Hookup G/E	No
						Split Firpln	No
						Disposal	Yes
						Ceiling Fan	Yes
						Water Soft-Owned	Yes
						Skylight	No
						Water Soft-Rented	No
						ADA Features	No
						Alarm Sys-Sec	No
						Fence	No
						Alarm Sys-Rent	No
						Golf Course	No
						Garden Tub	Yes
						Nr Wlkg Trails	No
						Jet Tub	No
						Garage Y/N	No
						Pool	No
						Off Street Pk	Yes
						Pool Type	
						FIREPLACE	None
						Frequency	Not Applicable
Water	Channel Front/Canal	Wtr Name	Tippecanoe Lake			Water Frontage	40.00
Water	Pier/Dock, Walk to Lake Access					Channel Frontage	40.00
						Water Type	Lake
						Lake Type	Ski Lake
Auctioneer Name	Chad Metzger & John Burnau	Lic	AC31300015	Auction Date	6/15/2026	Time	6:30
Financing: Existing		Proposed		Location	Online Only: BidMetzger.com	Excluded Party	None
Annual	\$461.92	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						
List Date	6/15/2026	Start Showing Date		Exp Date	12/31/2026	Owner/Seller a Real Estate	No
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$	Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual		Lockbox	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession		Conc Paid By			
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented by:	Jen Rice - Cell: 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.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	005-066-002.B	Alternate ID	005-712001-00	Owner Address	Lakeview Terrace Mobile Home Park Inc 5306 E Ridgeview Dr Leesburg, IN 46538
Sec/Twp/Rng	0017-0033-7				
Property Address	96 EMS T13E LN LEESBURG	Class	COMMERCIAL MOBILE HOME PARKS		
		Acreage	31.94		
District	Tippecanoe				
Brief Tax Description	005-066-002.B Sw Nw Lot 5 17-33-7 31.94A <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/15/2026
Last Data Uploaded: 6/15/2026 4:24:28 AM

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

Property address (number and street, city, state, and ZIP code)

52 EMS TRD Ln, Leesburg, IA 46538

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	-				Cistern					
Clothes Dryer			✓		Septic Field / Bed					
Clothes Washer			✓		Septic & Holding Tank / Septic Mound					
Dishwasher			✓		Hot Tub					
Disposal			✓		Plumbing			✓		
Freezer					Aerator System					
Gas Grill					Sump Pump			✓		
Hood					Irrigation Systems					
Microwave Oven			✓		Water Heater / Electric			✓		
Oven			✓		Water Heater / Gas					
Range			✓		Water Heater / Solar					
Refrigerator			✓		Water Purifier					
Room Air Conditioner(s) <i>central</i>			✓		Water Softener					
Trash Compactor					Well					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment					
Security Systems(s)	-							Yes	No	Unknown
Ceiling Fan(s)			✓		Are the structures connected to a public water system?			✓		
Garage Door Opener / Controls	-				Are the structures connected to a public sewer system?			✓		
Inside Telephone Wiring and Blocks / Jacks	-				Are there any additions that may require improvements to the sewage disposal system?				✓	
Light Fixtures			✓		If yes, have the improvements been completed on the sewage disposal system?					
Sauna					Are the structure(s) connected to a private / community water system?			✓		
Smoke / Fire Alarms			✓		Are the structure(s) connected to a private / community sewer system?					
Carbon Monoxide Detectors										
Switches and Outlets			✓							
Vent Fan(s)			✓							
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service										
Generator										

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 <i>Richard Meyer</i>	Date (mm / dd / yyyy) 06/15/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Mary G. Meyers</i>	Date (mm / dd / yyyy) 06/15/26	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)
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Property address (number and street, city, state, and ZIP code)

52 BMS TBD Ln, Leesburg, IA 46538

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: <u>1</u> Years.			
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? <u>0</u>			
3. WATER HEATER			
Age, if known: <u>2</u> Years.			
4. FURNACE			
Age, if known: <u>3</u> Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>?</u> 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?		no	
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?		no	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		no	

Explain:

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 <i>Richard O. Myers</i>	Date (mm / dd / yyyy) 06/15/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Traney A. Myers</i>	Date (mm / dd / yyyy) 06/15/26	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.

Property address (number and street, city, state, and ZIP code)

52 EMS TRD Ln. Leesburg, IA 46538

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)

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 <i>Richard Meyer</i>	Date (mm / dd / yyyy) 06 / 15 / 24	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Harry A. Meyer</i>	Date (mm / dd / yyyy) 06 / 15 / 24	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)

RULES AND REGULATIONS OF
LAKEVIEW TERRACE MOBILE HOME PARK, INC.

All persons renting spaces for mobile homes (herein called "Lessee") in the park owned and operated by Lakeview Terrace Mobile Home Park, Inc. (herein called "Lessor") shall agree and be subject to the following restrictions, terms and conditions:

1. Lessor will provide and rent to Lessee a space in the Park on which Lessee will be entitled to place and occupy one mobile home. In connection with each rented space Lessor will furnish a 12 foot by 60 foot cement pad, a 10 foot by 30 foot patio, water and sewage. Any and all other utilities, services and items required or desired by Lessee shall be paid for by Lessee.
2. Lessee shall not at any time maintain or occupy a mobile home in the Park as Lessee's principal or permanent residence. The period of rental during which Lessee will be entitled to use and occupy a mobile home in the Park will be from April through October of each year. During the remaining period of each year Lessee shall not be entitled to occupy the mobile home but Lessee shall be entitled to leave the mobile home in the Park for storage and to enter the same for purposes of maintenance and repair.
3. The rental as prescribed by Lessor shall be due as follows: Not less than one-half (1/2) thereof on or before March 15 and the balance on or before June 15.
4. No mobile home more than 20 years old shall remain in the Park (except double wides with 25-30 years). Any mobile home in poor condition will be replaced.
5. Lessee shall not lease, sublet or otherwise rent his mobile home to any other person or persons.
6. The exterior of Lessee's mobile home and the space on which it is located in the Park shall be kept neat and attractive in appearance by Lessee at all times. Lessee must keep the lawn well mowed, and if Lessee fails or is unable to do so at any time, then Lessor will mow the lawn and charge Lessee therefor.
7. No landscaping shall be done by Lessee nor shall any storage or utility buildings be located in the Park by Lessee, excepting only as approved by Lessor. All storage buildings shall be anchored or tied down. No fences shall be erected by Lessee. Only one shed per lot. Sheds shall not exceed 10 foot by 12 foot by 10 foot high.
8. The accumulation of garbage and trash by Lessee shall be placed and confined to areas designated by Lessor.
9. Lessee shall keep any of his household pets within the confines of his rented space in the Park. Two complaints of Lessee's pets causing a nuisance or going beyond the confines of Lessee's lot will require the removal of the pet from the Park and three of such complaints will constitute cause for immediate termination of all Lessee's rental privileges and eviction of Lessee without further notice.
10. No guns of any type (including BB and pellet guns) will be possessed or used by Lessee within the Park, excepting only for purposes of protection within Lessee's mobile home.
11. Lessee shall be liable for his damage of any trees or other property in the Park.
12. No more than a total of 3 water vehicles, including a limit of 2 speedboats, shall be permitted for each rental space in the Park.
13. All motor vehicles in the Park shall not exceed the posted speed limit of 10 miles per hour. Motor vehicles shall be parked only in parking spaces.
14. All members of Lessee's family and all his guests, while on the Park premises, shall comply with all of the restrictions and regulations of Lessor as herein set forth, and Lessee shall accept full responsibility for such compliance by his family and guests.
15. All correspondence or notices to Lessor shall be directed to the following address: Lakeview Terrace Mobile Home Park, Inc., c/o Lewis Neibert, 5306 E. Ridgeview Dr., Leesburg, Indiana 46538.
16. Idle speed ONLY in channels.
17. Any new mobile homes purchased and brought into Lakeview Terrace Mobile Home Park must be purchased through Lessor. Webster Mobile Homes owned by Lessor has Patriot Homes available at competitive prices. Please inquire with Sue or Lewis Neibert if brochures or prices are needed.
18. All new mobile homes must be a minimum of 14' x 70' with vinyl siding and shingled roof.

Lewis & Sue Neibert
5306 E. Ridgeview Dr.
Leesburg, Indiana 46538
(574) 834-1164

There will be a place provided for grass clippings and leaves. Please contact Lewis Neibert for information.

LEASE AGREEMENT

THIS LEASE AGREEMENT, made this _____ day of _____, 20_____, by and between LAKEVIEW TERRACE MOBILE HOME PARK, INC., an Indiana corporation with its principal place of business at 5306 E. Ridgeview Dr., Leesburg, Indiana 46538, hereinafter referred to as

"Lessor" and _____
(name of Lessees)

of _____
(address and telephone number of Lessees)

hereinafter jointly and severally referred to as "Lessee"

1. PROPERTY DEMISED.

Lessor does hereby demise and lease to Lessee and Lessee agrees to and does hereby lease from Lessor Lot _____ in Lakeview Terrace Mobile Home Park, Inc., 5306 E. Ridgeview Dr., Leesburg, Indiana 46538, for the term and upon the conditions as hereinafter provided.

2. TERM OF LEASE.

The term of this lease shall be deemed to have commenced on the 1st day of January 20_____, and shall terminate on December 31, 20_____.

3. LEASE PAYMENTS.

Lessee hereby covenants and agrees to pay unto the Lessor at its place of business lease payments for the premises hereby demised on the dates and in the amounts following:

a) \$ _____ on March 15, 20_____.

b) \$ _____ on June 15, 20_____.

c) The sum of \$ _____ for leasehold improvements payable in the manner and on the dates indicated on an addendum attached hereto, and by this reference made a part of this lease.

In the event any payment is not promptly paid when due, Lessee covenants and agrees to pay Lessor a late charge of \$50.00 on each such delinquent payment, and all sums payable by Lessee to Lessor are payable with attorney fees and without relief from valuation and appraisal laws.

4. RENEWAL OF LEASE.

This lease shall automatically renew for successive one year terms on the same terms and conditions unless and until one party gives to the other party notice in writing of a termination of this lease on or before the 1st day of December prior to the end of such lease year. Such notice of termination may be personally delivered by one party to the other, or given by certified mail as hereinafter provided for the giving of notices.

5. COVENANTS OF LESSEE.

Lessee hereby covenants and agrees with Lessor as follows:

a) Not to commit or suffer to be committed by any of Lessee's guests any waste of or injury to trees or shrubbery on the property herein leased to Lessee or at any place in the Lakeview Terrace Mobile Home Park.

b) Lessee shall comply with all sanitary laws, ordinances, and rules and all orders of the Board of Health or other authorities affecting the cleanliness and occupancy of the demised premises.

c) Lessee agrees to at all times keep the property herein leased to Lessee in a clean and tidy condition and free from accumulated trash and debris.

d) Lessee agrees not to keep any animals on the property without the consent of Lessor, nor to keep any animals which may be an annoyance to the renters of other lots within the Lakeview Terrace Mobile Home Park, and not to permit at any time any animals to run at large.

e) Lessee shall erect no permanent structures of any kind upon the lot herein leased to Lessee without the express written consent of Lessor.

f) Lessee shall use the premises herein demised exclusively for a seasonal residence. Motor cycles are permitted only as transportation in and out of Park. Three and four wheel recreational and all-terrain vehicles are prohibited in the Park.

g) Grass clippings, leaves, and trimmings from shrubs or trees shall be placed in a receptacle provided by Lessor, and all other trash for pickup shall be bagged and placed in the dumpsters provided by Lessor.

h) Lessee shall keep all grass on the demised lot mowed as needed.

i) Lessee shall pay all utility expenses incurred by Lessee in the use of the demised property.

j) Lessee shall keep any trailer located on the lot herein demised in good order and repair and in a neat and tidy appearance.

k) Lessee shall erect and maintain a pier in the location assigned to Lessee, and the pier shall not extend in to the channel beyond 24 feet from the normal shore line. Lessee shall assume all liability and expense for the care and maintenance of such pier.

l) Lessee shall assume all responsibility for injury or liability for guests, relatives, self, and others who may have cause for liability while on or using said property.

m) Lessee shall at all times comply with the rules and regulations supplied to Lessee by Lessor regarding conduct and activities in Lakeview Terrace Mobile Home Park, Inc. Such rules and regulations may be from time to time changed or amended by Lessor.

6. COVENANTS OF LESSOR.

Lessor hereby covenants with Lessee as follows:

a) To provide trash pickup for normal household trash from April 15 to October 15 each year.

b) To provide adequate water and septic tank service to the lot herein demised to Lessee.

7. ASSIGNMENT OF LEASE.

Lessee shall not assign, transfer, or sublet the interest of Lessees under this lease without the express written consent of Lessor and any such purported assignment, transfer of possession, or sublease of the property herein leased to Lessee shall be null and void. In the event the mobile home of Lessee shall be sold and the purchaser is approved by Lessor for lease assignment or the granting of a new lease, then and in such event a \$1000.00 transfer fee shall be paid to Lessor by Lessee at the time of such approval which shall be on or before the closing of such sale.

8. SIGNS AND INSPECTION OF PREMISES.

Lessor in person or by agent shall have the right at all reasonable times to enter upon the property herein leased to Lessee and to inspect the same and to show the same to prospective tenants or purchasers and may enter upon the demised premises at all reasonable times to make such repairs and alterations as may be deemed necessary by Lessor, and Lessor shall have the right to place "For Rent" signs upon the property herein demised. Lessee shall place no signs upon the property herein demised without the express written consent of Lessor.

9. RULES AND REGULATIONS.

Lessor shall have the right to establish reasonable rules and regulations for the conduct of all persons renting property in Lakeview Terrace Mobile Home Park, and of the use of the premises by Lessee of property in Lakeview Terrace Mobile Home Park and the guests of Lessees, and Lessees shall at all times comply with said rules and regulations.

10. FORFEITURE.

Should Lessee fail to pay any payments due under the terms of this lease, including any late charges, within ten (10) days from the time such payments first became due, or in the event Lessee violates any other terms or conditions of this lease and shall fail to correct such violation within ten (10) days after written notice from Lessor to Lessee, then and in either of such events, the Lessor shall have the right at its option to reenter the premises and terminate this lease; said reentry shall not bar the right of recovery of rent or damages for breach of this lease, and Lessor shall not be required to give any notice to Lessee of payments being due or unpaid, or to make demand for any such payments due pursuant to this lease. The execution of this lease by the parties hereto shall be deemed to be due notice of any payments being due and demand for the same.

11. NOTICES.

Any notices to be given by one party to the other shall be in writing and shall be deemed effective when personally delivered by one party to the other, or when deposited in the United States Mail with postage prepaid, by certified mail with return receipt requested, at the address of such party as in this lease set forth. Either party from time to time may change the address which is to be used for notices by delivering in writing such new address or sending such new address by certified mail as in this paragraph provided.

12. VENUE AND JURISDICTION.

The parties do hereby agree that Kosciusko County, Indiana, is the county of preferred venue for all actions by either party arising out of this lease agreement, and that the Courts of said county have full jurisdiction over the persons of the parties and over the subject matter of this lease.

13. BINDING ON SUCCESSORS.

The rights and obligations created by this lease shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto as if they were in all cases named.

14. Lessee will have the first right of refusal in the event the property is sold.

IN WITNESS WHEREOF, the parties have hereunto set their hands the date and year first above written.

LAKEVIEW TERRACE MOBILE HOME PARK, INC.
(574) 834-1164

By: _____
President Lessor

Lessee

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

2

3 This agreement is entered into and shall initiate on **July 16th, 2026** by Listing Broker, **Metzger Property Services, LLC**, on
4 behalf of Listing Licensee, **Chad Metzger & John Burnau** and Selling Broker, [REDACTED] for
5 the **manufactured home only, no real estate, situated in Tippecanoe Township, Kosciusko County, Indiana, at 52 EMS T13D**
6 **Ln., Leesburg, IN 46538.**

7 **Client/Buyer's Name(s):** [REDACTED]

8 To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction,
9 and if the auction is conducted live, the buyer rep must be present the day of the auction. Buyer representative must
10 turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com

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

12 Selling Brokers will be compensated **2%**.

13 Seller will **Not** be compensating a buyer representative for this transaction.

14 **LISTING BROKER:**

15 Metzger Property Services, LLC
16 **BROKER COMPANY NAME**

17 Chad Metzger or MPS Agent
18 **LISTING BROKER**

19 1582 W. State Road 114
20 **ADDRESS**
21 260-982-0238
22 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

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

24 **SELLING BROKER:**

26 _____
27 **BROKER COMPANY NAME**

29 _____
30 **SELLING BROKER**

32 _____
33 **ADDRESS**
35 _____
36 **PHONE**

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

38 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

41 _____
42 **CLIENT SIGNATURE**

CLIENT SIGNATURE (if more than one)

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

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM