



Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home

Property Type		Manuf. Home/Mobile Home		CDOM		DOM		Auction		Yes		
MLS #	52 EMS T13D Lane			Leesburg		IN	46538		LP	\$0		
	Area	Kosciusko County		Parcel ID			Type	Manuf.	Waterfront	Yes		
	Sub	None		Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Township	Tippecanoe		Style	One Story		REO	No	Short Sale	No		
	School District	Wawasee						Elem	North Webster			
	Intermediate			JrH	Wawasee				SrH	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.										

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks Channel Front Manufactured Home on Tipecanoe Lake is going to Online Auction, July 9th at 6 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 9th, 2026 at 6pm Open House: Thurs., July 3rd, 2026 from 6-7pm 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.

Sec	Lot	Lot Ac/SF/Dim				/ 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					
Room Dimensions				Baths	Full	Half	Water	Well		Basement Material									
RM DIM		LVL	B-Main	2	0	Well	Private		Dryer Hookup	Gas	No	Fireplace	No						
LR	18 x 12	M	B-Upper	0	0	Sewer	Public		Dryer Hookup	Elec	Yes	Guest Qtrs	No						
DR	12 x 12	M	B-Blw G	0	0	Fuel /	Forced Air		Dryer Hookup	G/E	No	Split Firpln	No						
FR	x		Laundry Rm	Main		Heating			Disposal		Yes	Ceiling Fan	No						
KT	18 x 14	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned		No	Skylight	No						
BK	x		AMENITIES Deck Open, Dryer Hook Up Electric, Firepit, Garden																
DN	x		Tub, Porch Enclosed, Stand Up Shower, Tub and Separate Shower																
1B	14 x 14	M																	
2B	12 x 12	M																	
3B	12 x 12	M	Garage	/		/ x /		Pool				Yes	Nr Wlkg Trails	No					
4B	x		Outbuilding 1	Shed		10 x 12		Pool Type				No	Garage Y/N	No					
5B	x		Outbuilding 2			x		FIREPLACE				None	Off Street Pk	Yes					
RR	x		Assn Dues			Frequency	Not Applicable												
LF	x		Other Fees																
EX	x		Restrictions																
Water	Channel Front/Canal				Wtr Name	Tipecanoe Lake				Water Frontage	40.00		Channel Frontage	40.00					
Water	Pier/Dock, Walk to Lake Access								Water Type	Lake		Lake Type	Ski Lake						
Auctioneer Name	Chad Metzger & John Burnau				Lic	AC31300015		Auction Date	6/15/2026	Time	6pm	Location	Online Only: BidMetzger.com						
Financing:	Existing					Proposed						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																		
Agent E-mail	chad@metzgerauction.com																		
Co-List Office																			
Showing	Showingtime or Open House: Friday, July 3rd from 6-7pm																		
List Date	6/15/2026	Start Showing Date			Exp Date	12/31/2026	Owner/Seller a Real Estate				No	Agent/Owner Related	No						
Seller Concessions Offer Y/N	No				Seller Concession Amount \$														
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									
Ttl Concessions Paid					Sold/Concession											How Sold			
Sell Office						Sell Agent										Conc Paid By			
Co-Sell Office						Co-Sell Agent										Sell Team			
Presented by:	Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 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.