



# 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
<b>Above Gd Fin SqFt</b>	1,850	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0
<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,850	<b>Year Built</b>	2006
<b>Age</b>	20	<b>New Const</b>	No	<b>Date Complete</b>	
<b>Ext</b>	Concrete, Vinyl	<b>Bsmt</b>	None	<b># Rooms</b>	5
<b>Room Dimensions</b>			<b>Baths</b>	<b>Full</b>	<b>Half</b>
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Water</b> Well
<b>LR</b> 18 x 12	M	<b>B-Upper</b>	0	0	<b>Well</b> Private
<b>DR</b> 12 x 12	M	<b>B-Blw G</b>	0	0	<b>Sewer</b> Public
<b>FR</b> x		<b>Laundry Rm</b>	Main		<b>Fuel /</b> Forced Air
<b>KT</b> 18 x 14	M	<b>Laundry L/W</b>	x		<b>Heating</b>
<b>BK</b> x		<b>AMENITIES</b>	Deck Open, Dryer Hook Up Electric, Firepit, Garden Tub, Porch Enclosed, Stand Up Shower, Tub and Separate Shower		
<b>DN</b> x					<b>Cooling</b> Central Air
<b>1B</b> 14 x 14	M				<b>Water Soft-Owned</b> Yes
<b>2B</b> 12 x 12	M				<b>Water Soft-Rented</b> No
<b>3B</b> 12 x 12	M	<b>Garage</b>	/	/	<b>Alarm Sys-Sec</b> No
<b>4B</b> x		<b>Outbuilding 1</b>	Shed	10 x 12	<b>Alarm Sys-Rent</b> No
<b>5B</b> x		<b>Outbuilding 2</b>		x	<b>Garden Tub</b> Yes
<b>RR</b> x		<b>Assn Dues</b>			<b>Jet Tub</b> No
<b>LF</b> x		<b>Other Fees</b>			<b>Pool</b> No
<b>EX</b> x		<b>Restrictions</b>			<b>Pool Type</b>
					<b>FIREPLACE</b> None
<b>Water</b>	Channel Front/Canal	<b>Wtr Name</b>	Tippecanoe Lake		<b>Water Frontage</b> 40.00
<b>Water</b>	Pier/Dock, Walk to Lake Access				<b>Channel Frontage</b> 40.00
					<b>Water Type</b> Lake
<b>Auctioneer Name</b>	Chad Metzger & John Burnau	<b>Lic</b>	AC31300015	<b>Auction Date</b>	6/15/2026
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Time</b>	6:30
<b>Annual</b>	\$461.92	<b>Exemptions</b>		<b>Location</b>	Online Only: BidMetzger.com
<b>Possession</b>	At Closing			<b>Excluded Party</b>	None
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>Assessed Value</b>	
<b>Agent E-mail</b>	chad@metzgerauction.com				
<b>Co-List Office</b>					
<b>Showing</b>	Showingtime or Open House				
<b>List Date</b>	6/15/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	12/31/2026
<b>Seller Concessions Offer Y/N</b>	No			<b>Owner/Seller a Real Estate</b>	No
<b>Contract Type</b>	Exclusive Right to Sell			<b>Seller Concession Amount \$</b>	
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>			
<b>Sell Office</b>		<b>Sell Agent</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>			
<b>Presented by:</b>	Jen Rice - Cell: 260-982-0238				Metzger Property Services, LLC - Off: 260-982-0238

**Water** Channel Front/Canal **Wtr Name** Tippecanoe 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** 6:30 **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 **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 **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** **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 / 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.