

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

## Private, 4 Bedroom, 3 Bath Woodland Retreat with Spectacular Great Room, Executive Office & Exceptional Natural Light!



Tucked away on a beautifully

wooded and secluded lot, this exceptional 4-bedroom, 3-bath home offers the perfect combination of privacy, comfort, and timeless character. Surrounded by mature trees and thoughtfully landscaped grounds, the property creates a peaceful retreat while providing spacious living areas designed for both everyday living and entertaining.

The centerpiece of the home is the breathtaking great room, where soaring ceilings, a striking fireplace, and walls of windows flood the space with natural light and frame beautiful woodland views in every season. Whether hosting guests or enjoying a quiet evening at home, this remarkable space creates an unforgettable setting.

The spacious kitchen is full of warmth and character, featuring a vaulted wood-beamed ceiling, abundant cabinetry, expansive counter space, and a large picture window overlooking the private backyard. Adjacent dining and gathering spaces flow effortlessly to the expansive outdoor deck, creating an ideal setup for entertaining family and friends. A dedicated office with French doors provides an excellent work-from-home space, while multiple living areas throughout the home offer flexibility for hobbies, reading rooms, or additional gathering spaces. Large windows throughout the home bring the beauty of the surrounding landscape indoors.

The private outdoor living spaces are equally impressive, featuring a spacious deck surrounded by mature trees and natural beauty. Recent improvements include new landscaping and a newly installed crawlspace moisture barrier, offering added value and peace of mind.

If you've been searching for a home that combines privacy, natural beauty, abundant living space, and unique architectural character, this wooded retreat is a rare opportunity.

*Open Houses: Sunday, July 5<sup>th</sup>, 4-5 pm & Tuesday, July 8<sup>th</sup>, 5-6 pm*

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



# Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

|       |           |                           |           |    |       |    |     |
|-------|-----------|---------------------------|-----------|----|-------|----|-----|
| MLS # | 202623831 | 17001 Platter Pkwy Street | New Haven | IN | 46774 | LP | \$0 |
|-------|-----------|---------------------------|-----------|----|-------|----|-----|



|                               |  |                     |                          |               |                 |                   |    |
|-------------------------------|--|---------------------|--------------------------|---------------|-----------------|-------------------|----|
| <b>Area</b>                   | Allen County   | <b>Parcel ID</b>    | 02-09-23-302-001.000-054 | <b>Type</b>   | Site-Built Home | <b>Waterfront</b> | No |
| <b>Sub</b>                    | Rural  | <b>Cross Street</b> |                          | <b>Bedrms</b> | 4               | <b>F Baths</b>    | 3  |
| <b>Township</b>               | Milan  | <b>Style</b>        | One and Half Story       | <b>REO</b>    | No              | <b>Short Sale</b> | No |
| <b>School District</b>        | East Allen County  |                     |                          | <b>Elem</b>   | Woodlan         |                   |    |
| <b>Intermediate</b>           |  | <b>JrH</b>          | Woodlan                  | <b>SrH</b>    | Woodlan         |                   |    |
| <b>Legal Description</b>      | Frl E 160 Of W 602 Of Fri N 275ft Nw1/4 Sw1/4 Sec 23   |                     |                          |               |                 |                   |    |
| <b>Directions to Property</b> | 24 E to N Webster Rd., head North, to Platter Pkwy, turn Right. Property is on the southeast corner of Platter Pkwy and Wood Ln. |                     |                          |               |                 |                   |    |

| Inside City Limits | City Zoning | County Zoning | Zoning Description |
|--------------------|-------------|---------------|--------------------|
|--------------------|-------------|---------------|--------------------|

**Remarks** Beautifully maintained 4-bedroom, 3-bath home nestled on a private wooded lot is Selling via Online Auction, July 14th at 6 pm. Some of the Features include a stunning great room with soaring ceilings, fireplace, and walls of windows, a character-filled kitchen with vaulted wood ceiling, dedicated office with French doors, multiple living spaces, and a large entertaining deck surrounded by nature. Recent updates include new landscaping and a new crawlspace moisture barrier. A truly peaceful retreat with exceptional privacy and charm - come take a look, Open Houses: Sunday, July 5th 4-5 pm Tuesday, July 8th, 5-6 pm

**Agent Remarks** Auction: Tues. July 14th at 6 pm Open Houses: Sunday, July 5th 4-5 pm Tuesday, July 8th, 5-6 pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site. This is a joint venture with AAA Auction.

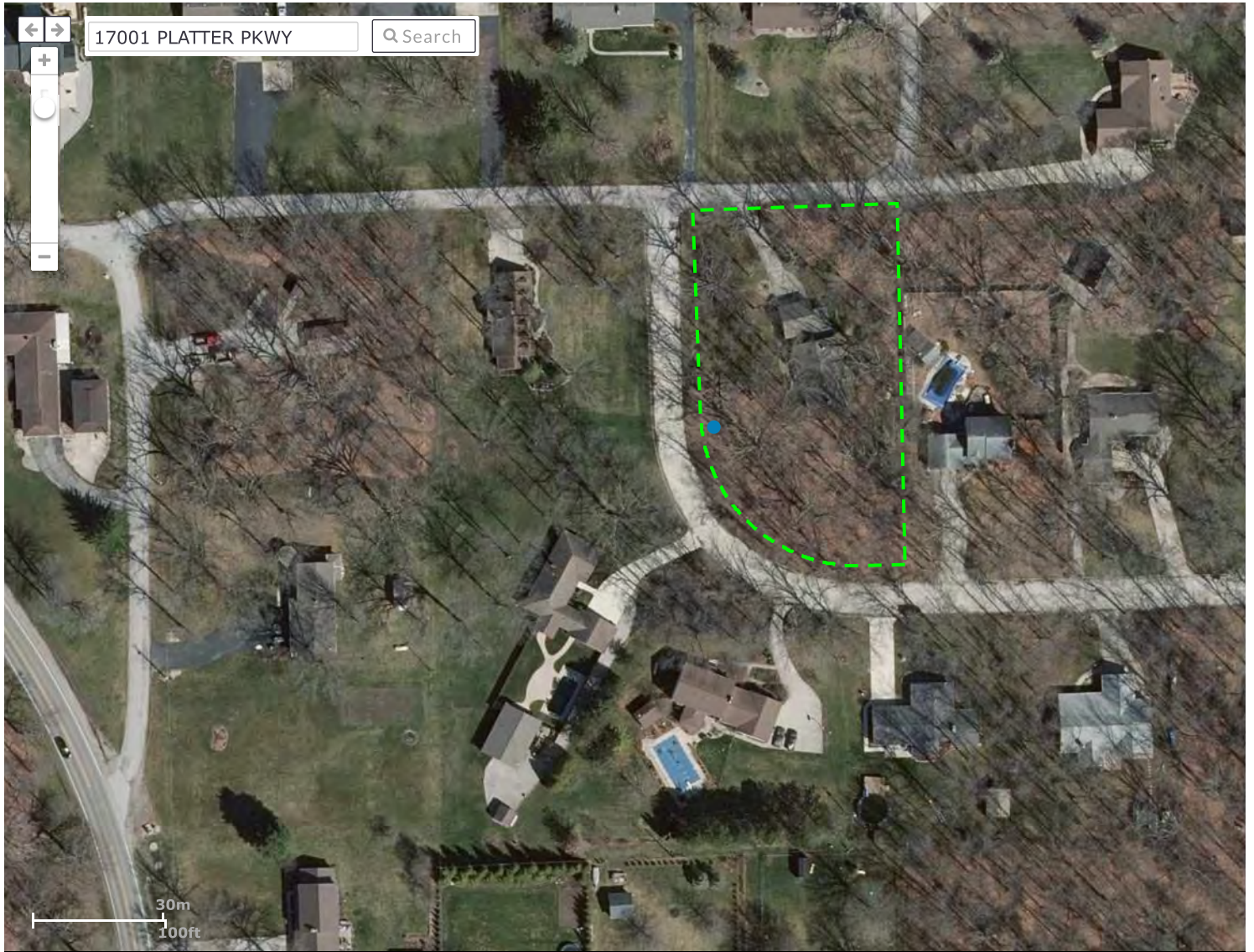
|                          |            |                            |  |                          |                        |                     |             |                          |  |                      |                       |      |
|--------------------------|------------|----------------------------|--|--------------------------|------------------------|---------------------|-------------|--------------------------|--|----------------------|-----------------------|------|
| <b>Sec</b>               | <b>Lot</b> | <b>Lot Ac/SF/Dim</b>       | 0.9300 / 40,511 / 280x160  | <b>Lot Desc</b>          | Corner, Heavily Wooded |                     |             |                          |  |                      |                       |      |
| <b>Above Gd Fin SqFt</b> | 3,128      | <b>Above Gd Unfin SqFt</b> | 0  | <b>Below Gd Fin SqFt</b> | 0                      | <b>Ttl Fin SqFt</b> | 3,128       | <b>Year Built</b>        | 1977   |                      |                       |      |
| <b>Age</b>               | 49         | <b>New Const</b>           | No   | <b>Date Complete</b>     |                        | <b>Ext</b>          | Vinyl, Wood | <b>Bsmt</b>              | Crawl, Slab  |                      |                       |      |
|                          |            |                            |  |                          |                        |                     |             |                          | <b># Rooms</b>   | 6                    |                       |      |
| <b>Room Dimensions</b>   |            | <b>Baths</b>               | <b>Full</b>  | <b>Half</b>              | <b>Water</b>           | <b>Well</b>         |             | <b>Dryer Hookup Gas</b>  | No   | <b>Fireplace</b>     | Yes                   |      |
| <b>RM DIM</b>            | <b>LVL</b> | <b>B-Main</b>              | 1  | 0                        | <b>Well</b>            | Private             |             | <b>Dryer Hookup Elec</b> | Yes  | <b>Guest Qtrs</b>    | No                    |      |
| <b>LR</b>                | 18 x 14    | <b>B-Upper</b>             | 2  | 0                        | <b>Sewer</b>           | Public              |             | <b>Dryer Hookup G/E</b>  | No   | <b>Split Firpln</b>  | No                    |      |
| <b>DR</b>                | 15 x 9     | <b>B-Blw G</b>             | 0  | 0                        | <b>Fuel /</b>          | Electric, Hot Water |             | <b>Disposal</b>          | No   | <b>Ceiling Fan</b>   | No                    |      |
| <b>FR</b>                | 29 x 16    | <b>Laundry Rm</b>          | Main   |                          | <b>Heating</b>         |                     |             | <b>Water Soft-Owned</b>  | No   | <b>Skylight</b>      | Yes                   |      |
| <b>KT</b>                | x          | <b>Laundry L/W</b>         | 14 x 8   |                          | <b>Cooling</b>         | Central Air         |             | <b>Water Soft-Rented</b> | No   | <b>ADA Features</b>  | No                    |      |
| <b>BK</b>                | x          | <b>AMENITIES</b>           | 1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage           |                          |                        |                     |             |                          | <b>Alarm Sys-Sec</b>   | No                   | <b>Fence</b>          | None |
| <b>DN</b>                | 18 x 8     |                            | , Attic-Walk-up, Balcony, Cable Available, Ceiling-9+, Countertops |                          |                        |                     |             |                          | <b>Alarm Sys-Rent</b>  | No                   | <b>Golf Course</b>    | No   |
| <b>1B</b>                | 24 x 15    |                            | -Stone, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer   |                          |                        |                     |             |                          | <b>Garden Tub</b>  | No                   | <b>Nr Wlkg Trails</b> | No   |
| <b>2B</b>                | 11 x 11    |                            |  |                          |                        |                     |             | <b>Jet Tub</b>           | No   | <b>Garage Y/N</b>    | Yes                   |      |
| <b>3B</b>                | 11 x 11    | <b>Garage</b>              | 2.0  | / Attached               | /                      | 24 x 24             | / 576.00    | <b>Pool</b>              | No   | <b>Off Street Pk</b> | Yes                   |      |
| <b>4B</b>                | 11 x 12    | <b>Outbuilding 1</b>       | None   |                          |                        |                     |             | <b>Pool Type</b>         |  |                      |                       |      |
| <b>5B</b>                | x          | <b>Outbuilding 2</b>       |  |                          |                        |                     |             | <b>SALE INCLUDES</b>     | Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric, Water Heater - Rental |                      |                       |      |
| <b>RR</b>                | x          | <b>Assn Dues</b>           |  |                          | <b>Frequency</b>       | Not Applicable      |             | <b>FIREPLACE</b>         | Family Rm, Living/Great Rm, Fireplace Screen/Door, Electric, Wood  |                      |                       |      |
| <b>LF</b>                | x          | <b>Other Fees</b>          |  |                          |                        |                     |             |                          |  |                      |                       |      |
| <b>EX</b>                | x          | <b>Restrictions</b>        |  |                          |                        |                     |             |                          |  |                      |                       |      |

|                                     |  |                                 |                     |                               |  |                                   |    |
|-------------------------------------|--|---------------------------------|---------------------|-------------------------------|--|-----------------------------------|----|
| <b>Water</b>                        |  | <b>Wtr Name</b>                 |                     | <b>Water Frontage</b>         |  | <b>Channel Frontage</b>           |    |
| <b>Water</b>                        |  |                                 |                     | <b>Water Type</b>             |  | <b>Lake Type</b>                  |    |
| <b>Auctioneer Name</b>              | Chad Metzger & Rainelle                            | <b>Lic</b>                      | AC31300015          | <b>Auction Date</b>           | 6/16/2026                                | <b>Time</b>                       | 6  |
| <b>Financing: Existing</b>          | Conventional                                       | <b>Proposed</b>                 | Cash                | <b>Location</b>               | Online at                                |                                   |    |
| <b>Annual</b>                       | \$2,204.84   | <b>Exemptions</b>               | Homestead, Mortgage | <b>Year Taxes Payable</b>     | 2026                                     |                                   |    |
| <b>Possession</b>                   | 30 days after closing                              |                                 |                     | <b>Assessed Value</b>         |  |                                   |    |
| <b>List Office</b>                  | Metzger Property Services, LLC - Off: 260-982-0238 |                                 |                     | <b>List Agent</b>             | Chad Metzger - Cell: 260-982-9050        |                                   |    |
| <b>Agent E-mail</b>                 | chad@metzgerauction.com                            |                                 |                     | <b>List Agent - User Code</b> | UP388053395                              | <b>List Team</b>                  |    |
| <b>Co-List Office</b>               | Metzger Property Services, LLC                     |                                 |                     | <b>Co-List Agent</b>          | Rainelle L Shockome - Cell: 260-341-4801 |                                   |    |
| <b>Showing</b>                      | Showingtime or Open house, 4 hours notice          |                                 |                     |                               |  |                                   |    |
| <b>List Date</b>                    | 6/17/2026  | <b>Start Showing Date</b>       |                     | <b>Exp Date</b>               | 12/1/2026                                | <b>Owner/Seller a Real Estate</b> | No |
| <b>Seller Concessions Offer Y/N</b> | No   | <b>Seller Concession Amount</b> | \$                  |                               |  |                                   |    |
| <b>Contract Type</b>                | Exclusive Right to Sell                            |                                 |                     | <b>Special List Cond.</b>     | None                                     |                                   |    |
| <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>Conc Paid By</b>           |  |                                   |    |
| <b>Sell Office</b>                  |  | <b>Sell Agent</b>               |                     | <b>Sell Team</b>              |  |                                   |    |
| <b>Co-Sell Office</b>               |  | <b>Co-Sell Agent</b>            |                     |                               |  |                                   |    |

Presented by: Tiffany Reimer - Cell: 260-571-7910

/ 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.



## **AERIAL MAP**

**17001 Platter Pkwy  
New Haven, IN 46774**



**Real Estate • Auctions • Appraisals**

## **REAL ESTATE AUCTION TERMS**

*Beautiful 4 Bedroom Home on Wooded Lot!*

This property will be offered at Online Auction on Tuesday, July 14, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$7500.00 will be due within 24 hours 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 21, 2026. Possession will be 30 days post-closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$2,204.84. Metzger Property Services LLC, Chad Metzger, Rainelle Shockome and 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Tuesday, July 14<sup>th</sup> 2026 • Bidding begins closing out at 6pm**

**Milan Township • Allen County • New Haven, IN**

*This is a Joint Venture with AAA Auction*

***Auction Manager: Rainelle Shockome, 260.341.4801***

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



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)  
 06/09/26

Property address (number and street, city, state, and ZIP code)  
 17001 Platter ~~the~~ PKWY, New Haven, IN 46774

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
  - A. in the administration of an estate;
  - B. by foreclosure sale;
  - C. by a trustee in bankruptcy;
  - D. by eminent domain;
  - E. from a decree of specific performance;
  - F. from a decree of divorce; or
  - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

**Purpose of Disclosure Form:** Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

**Instructions to the Seller(s):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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<br><i>James Schmidt</i> | Date (mm / dd / yyyy)<br>06/09/26 | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller<br><i>James Schmidt</i> | Date (mm / dd / yyyy)<br>06/09/26 | 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) |
|----------------------------------|-----------------------|----------------------------------|-----------------------|

Property address (number and street, city, state, and ZIP code)  
**17001 Platter PKWY, New Haven, IN 46774**

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

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<br><i>James Schmidt</i>  | Date (mm / dd / yyyy)<br>06/09/2026 | Signature of Buyer               | Date (mm / dd / yyyy) |
| Signature of Seller<br><i>James Schmidt</i>  | Date (mm / dd / yyyy)<br>06/09/26   | 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) |

Property address (number and street, city, state, and ZIP code)  
 17001 Platter Pkwy, New Haven, 46774

| 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**

Age, if known: 13 Years.

|  | Yes | No | Unknown |
|--|-----|----|---------|
| 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? _____                         |     | ✓  |         |

**3. WATER HEATER**

Age, if known: \_\_\_\_\_ Years. *Rented*

**4. FURNACE**

Age, if known: \_\_\_\_\_ Years.

**5. CENTRAL AIR CONDITIONING**

Age, if known: \_\_\_\_\_ Years.

|   | 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? |     |    | ✓       |
| 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 15-19-3.17?  |     | ✓  |         |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?   |     | ✓  |         |

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<br><i>Janette Price Schmidt</i> | Date (mm / dd / yyyy)<br><i>06/09/2026</i> | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller<br><i>James Schmidt</i>         | Date (mm / dd / yyyy)<br><i>06/09/26</i>   | 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) |
|----------------------------------|-----------------------|----------------------------------|-----------------------|

Property address (number and street, city, state, and ZIP code)  
 17001 Platter PKWY, New Haven, IN 46774

| 7. OTHER DISCLOSURES   | Yes                                 | No                                  | Unknown                             |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| Do structures have aluminum wiring?  |                                     |                                     | <input checked="" type="checkbox"/> |
| Are there any foundation problems with the structures?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Are there any encroachments?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Are there any violations of zoning, building codes, or restrictive covenants?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Does the property have a shared driveway with another property?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the property subject to a homeowner's association assessment? If yes, what is the current amount?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is this property located within a locally designated historic district under IC 36-7-11? Is the present use a non-conforming use? Explain:   |                                     |                                     | <input checked="" type="checkbox"/> |
| Is the access to your property via a private road?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the access to your property via a public road?  | <input checked="" type="checkbox"/> |                                     |                                     |
| Is the access to your property via an easement?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Are there any structural problems with the building?   |                                     |                                     | <input checked="" type="checkbox"/> |
| Have any substantial additions or alterations been made without a required building permit?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area?   |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is there any damage due to wind, flood, termites or rodents?   |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Have any structures been treated for wood destroying insects?  |                                     | <input checked="" type="checkbox"/> |                                     |
| 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 <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .  |                                     | <input checked="" type="checkbox"/> |                                     |
| Do you currently pay flood insurance?  |                                     | <input checked="" type="checkbox"/> |                                     |
| 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. |                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Does the property contain underground storage tank(s)?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the homeowner a licensed real estate broker?  |                                     | <input checked="" type="checkbox"/> |                                     |
| Is there any threatened or existing litigation regarding the property?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the property located within one (1) mile of an airport?   |                                     | <input checked="" type="checkbox"/> |                                     |
| Is the property subject to a conservation easement as defined in IC 32-23-5-2?   |                                     | <input checked="" type="checkbox"/> |                                     |

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
 (Use additional pages and attach, if necessary)  
 Room divider by the front door in the foyer & stained glass windows will not be included in the sale of the house.

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<br><i>Shannette Price Schmidt</i>  | Date (mm / dd / yyyy)<br>06/09/2026 | Signature of Buyer               | Date (mm / dd / yyyy) |
| Signature of Seller<br><i>James Schmidt</i>  | Date (mm / dd / yyyy)<br>06/09/26   | 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) |





**LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT**  
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards  
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** 17001 Platter PKwy, New Haven, IN 46774  
2  
3

4 **LEAD WARNING STATEMENT**

5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified  
6 that such property may present exposure to lead from lead-based paint that may place young children at risk of  
7 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including  
8 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also  
9 poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the  
10 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession  
11 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based  
12 paint hazards is recommended prior to purchase.

13 **SELLER'S DISCLOSURE**

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- 15 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) \_\_\_\_\_  
16 \_\_\_\_\_  
17 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in  
18 the housing.

19 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- 20 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real*  
21 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards  
22 in the housing (list and attach documents below): \_\_\_\_\_  
23 \_\_\_\_\_  
24 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the  
25 housing.

26 **BUYER'S ACKNOWLEDGEMENT (Initial)**

- 27 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.  
28 (d.) \_\_\_\_\_ Buyer has received the pamphlet *Protect Your Family From Lead In Your Home*.  
29 (e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:

- 30 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
31 the presence of lead-based paint and/or lead-based paint hazards;  
32 **OR**  
33 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
34 lead-based paint hazards.

35 **BROKER'S ACKNOWLEDGMENT (initial)**

36 (f.) \_\_\_\_\_ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of  
37 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears,  
38 it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

39 **CERTIFICATION OF ACCURACY**

40 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information  
41 they have provided is true and accurate.

42 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which  
43 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties  
44 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The  
45 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on  
46 the parties. The original document shall be promptly delivered, if requested.

47 17001 Platter PKwy, New Haven, IN 46774  
48 (Property Address)  
49  
50  
51  
52  
53  
54  
55



### LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104

BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_

*Jeanette Price Schmidt* 06/09/2026  
SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

*Jeanette Price Schmidt*  
PRINTED \_\_\_\_\_

*James Schmidt* 06/09/26  
SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

*Rainelle Shockome* 6/9/26  
LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_  
Rainelle Metzger Shockome

\*Only required if the Buyer's Broker receives compensation from the Seller.



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice. Form #37. Copyright IAR 2026



*17001 Platter Parkway, New Haven, In 46774*

(Property Address)  
Page 2 of 2 (Lead-Based Paint - Sales)  
COPYRIGHT IAR 2026

**General Information**

Occupancy Single-Family  
 Description Single-Family (3130 S  
 Story Height 1 1/2  
 Style 50 Conventional 1,1/2  
 Finished Area 3128 sqft  
 Make

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

| Description         | Area | Value   |
|---------------------|------|---------|
| Wood Deck           | 368  | \$7,100 |
| Patio, Treated Pine | 88   | \$1,000 |

**Plumbing**

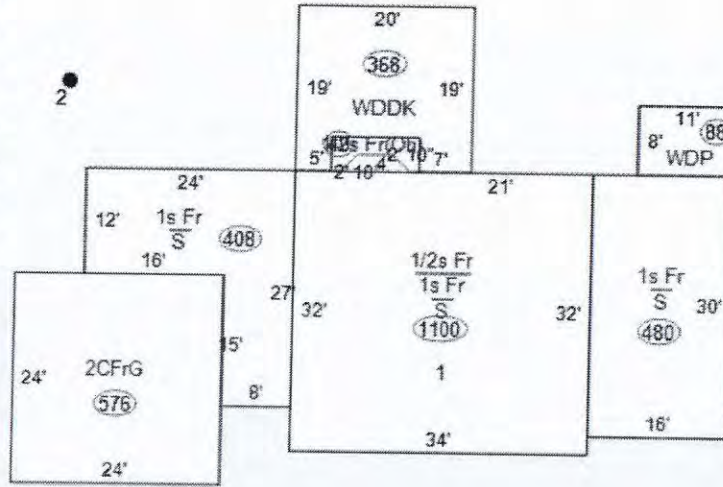
|               | #        | TF        |
|---------------|----------|-----------|
| Full Bath     | 2        | 6         |
| Half Bath     | 1        | 2         |
| Kitchen Sinks | 1        | 1         |
| Water Heaters | 1        | 1         |
| Add Fixtures  | 1        | 1         |
| <b>Total</b>  | <b>6</b> | <b>11</b> |

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 0        |
| Dining Rooms       | 0        |
| Family Rooms       | 0        |
| <b>Total Rooms</b> | <b>6</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|             |       |       |

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 1988 | 1988   | \$210,100 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2 1Fr      | 1140 | 1140   | \$68,200  |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         |      |        |           |        |
| Crawl        |      |        |           |        |
| Slab         | 1988 | 0      | \$0       |        |

**Adjustments** 1 Row Type Adj. x 1.00  
 Total Base \$278,300  
 Total Base \$278,300

- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- Loft (+) \$0
- Fireplace (+) MS:1 MO:1 PS:1 PO:1 \$13,700
- No Heating (-) \$0
- A/C (+) 1:1988 1/2:1140 \$6,500
- No Elec (-) \$0
- Plumbing (+ / -) 11 - 5 = 6 x \$1,400 \$8,400
- Spec Plumb (+) \$0
- Elevator (+) \$0

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| <b>Sub-Total, One Unit</b>        |          | \$306,900        |
| <b>Sub-Total, 1 Units</b>         |          |                  |
| Exterior Features (+)             | \$8,100  | \$315,000        |
| Garages (+) 576 sqft              | \$26,800 | \$341,800        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.96             |
| <b>Replacement Cost</b>           |          | <b>\$328,128</b> |

**Summary of Improvements**

| Description                  | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM  | Adj Rate | Size       | RCN       | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd   | Mrkt  | Cap 1  | Cap 2 | Cap 3 | Improv Value |
|------------------------------|--------------|-------------|-------|------------|----------|---------------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|--------|-------|--------|-------|-------|--------------|
| 1: Single-Family (3130 SqFt) | 1 1/2        | Wood Fr     | C     | 1977       | 1977     | 49 A          |           | 0.96 |          | 3,128 sqft | \$328,128 | 35%      | \$213,280     | 0%      | 100% | 1.0000 | 1.560 | 100.00 | 0.00  | 0.00  | \$332,700    |
| 2: Utility Shed (6x6)        | 1            | SV          | D     | 1980       | 1980     | 46 A          |           | 0.96 |          | 6'x6'      |           | 65%      |               | 0%      | 100% | 1.0000 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |

General Information

Parcel Number 02-09-23-302-001.000-054
Local Parcel Number 22-0023-0049

Tax ID:

Routing Number

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County Allen
Township MILAN TOWNSHIP
District 054 (Local 022)
School Corp 0255
Neighborhood 541005-054
Section/Plat 0023
Location Address (1) 17001 PLATTER PKWY

Ownership

Schmidt James R & Jeannette
17001 Platter Pkwy
New Haven, IN 46774-9721

Transfer of Ownership

Date 01/01/1900 Owner Schmidt James R & Je
Doc ID Code Book/Page Adj Sale Price V/I
WD / I

Notes

Legal

FRL E 160 OF W 602 OF FRL
N 275FT NW1/4 SW1/4 SEC 23



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2026, 2025, 2024, 2023, 2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation categories like Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, etc.

Zoning

Subdivision

Lot

Market Model

RES | MIL 541005 (40-61)

Characteristics

Topography Level, High
Public Utilities Electricity
Streets or Roads Unpaved
Neighborhood Life Cycle Stage

Printed Tuesday, April 7, 2026

Review Group 2022

Data Source N/A

Collector 03/17/2022 cxroab

Appraiser 03/17/2022 cxroab

Total Value \$39,400

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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](mailto:info@metzgerauction.com)**



# CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on July 14, 2026 by Listing Broker, Metzger Property Services, LLC, on  
4 behalf of Listing Licensee, Chad Metzger & Rainelle Shockome and Selling Broker, \_\_\_\_\_  
5 for property in Milan Township, Allen County, State of Indiana, legally described FRL E 160 OF W 602 OF FRL N 275FT NW  
6 ¼ SW ¼ SEC 23, commonly known as, 17001 Platter Pkwy, New Haven, IN 46774.

7 **Client/Buyer's Name(s):** \_\_\_\_\_

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](mailto:tiff@metzgerauction.com)**

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

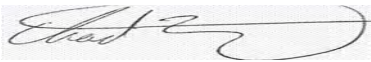
12  
13  Selling Brokers will be compensated **1.5%**.

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

15  
16 **LISTING BROKER:**

17 Metzger Property Services, LLC  
18 **BROKER COMPANY NAME**

19 Chad Metzger or Rainelle Shockome  
20 **LISTING BROKER**  
21 1582 W. State Road 114  
22 **ADDRESS**  
23 260-982-0238  
24 **PHONE**

Chad Metzger  
**ACCEPTED BY: MANAGING BROKER**  
 & Rainelle Shockome

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

25  
26 **SELLING BROKER:**

27  
28  
29 \_\_\_\_\_  
**BROKER COMPANY NAME**

30  
31 \_\_\_\_\_  
**SELLING BROKER**

32  
33 \_\_\_\_\_  
**ADDRESS**

34  
35 \_\_\_\_\_  
**PHONE**

36  
37 \_\_\_\_\_  
**ACCEPTED BY: MANAGING BROKER**

38  
39 \_\_\_\_\_  
**SELLING BROKER**

40  
41 \_\_\_\_\_  
**CITY, STATE, ZIP**

42  
43 \_\_\_\_\_  
**EMAIL ADDRESS**

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

45  
46 \_\_\_\_\_  
**CLIENT SIGNATURE**

\_\_\_\_\_ **CLIENT SIGNATURE (if more than one)**

*...Generation after Generation*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**