

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 5th, 4-5 pm & Tuesday, July 8th, 5-6 pm

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
-------	-----------	---------------------------	-----------	----	-------	----	-----



Area	Allen County	Parcel ID	02-09-23-302-001.000-054	Type	Site-Built Home	Waterfront	No
Sub	Rural	Cross Street		Bedrms	4	F Baths	3
Township	Milan	Style	One and Half Story	REO	No	Short Sale	No
School District	East Allen County			Elem	Woodlan	SrH	Woodlan
Intermediate		JrH	Woodlan				
Legal Description	Frl E 160 Of W 602 Of Fri N 275ft Nw1/4 Sw1/4 Sec 23						
Directions to Property	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
---------------------------	--------------------	----------------------	---------------------------

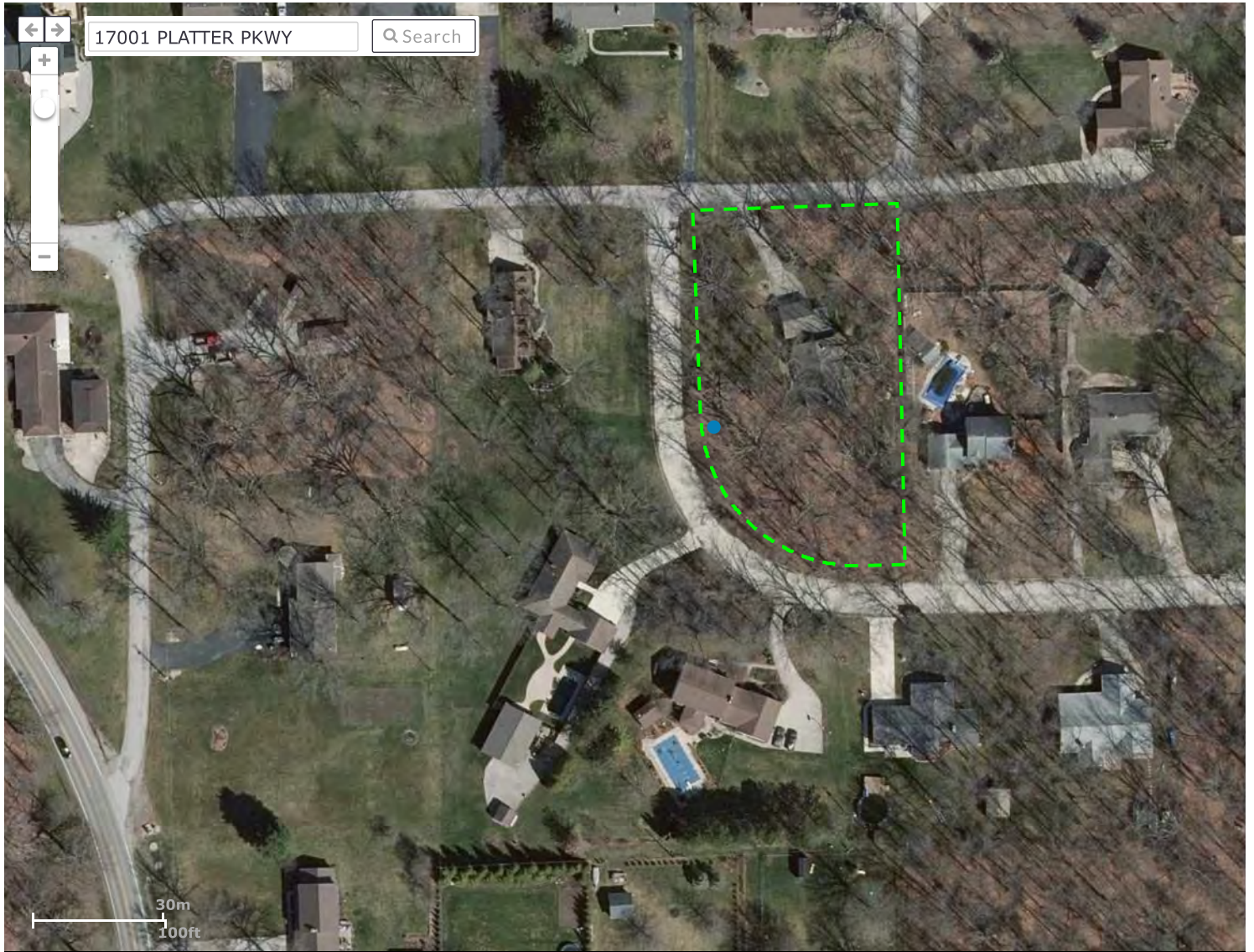
Remarks Beautifully maintained 4-bedroom, 3-bath home nestled on a private wooded lot is Selling via Online Auction, July 14th at 6 pm. Some of the Features include a stunning great room with soaring ceilings, fireplace, and walls of windows, a character-filled kitchen with vaulted wood ceiling, dedicated 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 Triple AAA Auction.

Sec	Lot	Lot Ac/SF/Dim	0.9300 / 40,511 / 280x160	Lot Desc	Corner, Heavily Wooded
Above Gd Fin SqFt	3,128	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	49	New Const	No	Date Complete	
		Ext	Vinyl, Wood	Ttl Below Gd SqFt	0
		Ext	Vinyl, Wood	Ttl Fin SqFt	3,128
		Year Built	1977	Year Built	1977
		# Rooms	6	# Rooms	6
		Basement Material		Basement Material	
		Dryer Hookup Gas	No	Fireplace	Yes
		Dryer Hookup Elec	Yes	Guest Qtrs	No
		Dryer Hookup G/E	No	Split Firpln	No
		Disposal	No	Ceiling Fan	No
		Water Soft-Owned	No	Skylight	Yes
		Water Soft-Rented	No	ADA Features	No
		Alarm Sys-Sec	No	Fence	None
		Alarm Sys-Rent	No	Golf Course	No
		Garden Tub	No	Nr Wlkg Trails	No
		Jet Tub	No	Garage Y/N	Yes
		Pool	No	Off Street Pk	Yes
		Pool Type		Pool Type	
		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric, Water Heater - Rental	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric, Water Heater - Rental
		FIREPLACE	Family Rm, Living/Great Rm, Fireplace Screen/Door, Electric, Wood	FIREPLACE	Family Rm, Living/Great Rm, Fireplace Screen/Door, Electric, Wood

Water		Wtr Name		Water Frontage		Channel Frontage	
Water				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Rainelle	Lic	AC31300015	Auction Date	6/16/2026	Time	6
Financing: Existing	Conventional	Proposed	Cash	Location	Online at	Excluded Party	None
Annual	\$2,204.84	Exemptions	Homestead, Mortgage	Year Taxes Payable	2026	Assessed Value	
Possession	30 days after 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	Metzger Property Services, LLC	Co-List Agent	Rainelle L Shockome - Cell: 260-341-4801				
Showing	Showingtime or Open house, 4 hours notice						
List Date	6/17/2026	Start Showing Date		Exp Date	12/1/2026	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:	Tiffany Reimer - Cell: 260-571-7910						

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 14th 2026 • Bidding begins closing out at 6pm

Milan Township • Allen County • New Haven, IN

This is a Joint Venture with Triple AAA

Auction Manager: Rainelle Shockome, 260.341.4801

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 <i>James Schmidt</i>	Date (mm / dd / yyyy) 06/09/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>James Schmidt</i>	Date (mm / dd / yyyy) 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				<input checked="" type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>				Sump Pump				<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. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
Security Systems(s)	<input checked="" type="checkbox"/>							Yes	No	Unknown
Ceiling Fan(s)	<input checked="" type="checkbox"/>				Are the structures connected to a public water system?				<input checked="" type="checkbox"/>	
Garage Door Opener / Controls			<input checked="" type="checkbox"/>		Are the structures connected to a public sewer system?		<input checked="" type="checkbox"/>			
Inside Telephone Wiring and Blocks / Jacks			<input checked="" type="checkbox"/>		Are there any additions that may require improvements to the sewage disposal system?					<input checked="" type="checkbox"/>
Light Fixtures			<input checked="" type="checkbox"/>		If yes, have the improvements been completed on the sewage disposal system?					<input checked="" type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>				Are the structure(s) connected to a private / community water system?			<input checked="" type="checkbox"/>		
Smoke / Fire Alarms			<input checked="" type="checkbox"/>		Are the structure(s) connected to a private / community sewer system?			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Carbon Monoxide Detectors			<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 <i>James Schmidt</i>	Date (mm / dd / yyyy) 06/09/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>James Schmidt</i>	Date (mm / dd / yyyy) 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	<input checked="" type="checkbox"/>			
Boiler / Radiator	<input checked="" type="checkbox"/>			
Central Air Conditioning				
Electric Heat Pump			<input checked="" type="checkbox"/>	
Furnace Heat / Gas	<input checked="" type="checkbox"/>			
Furnace Heat / Electric				
Geothermal	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>			
Fireplace				
Fireplace Insert			<input checked="" type="checkbox"/>	
Air Cleaner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank				
Other Heating Source			<input checked="" type="checkbox"/>	

2. ROOF	Yes	No	Unknown
Age, if known: <u>13</u> Years.			
Does the roof leak?			
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____		<input checked="" type="checkbox"/>	
3. WATER HEATER			
Age, if known: _____ Years. <i>Rented</i>			
4. FURNACE			
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING		<input checked="" type="checkbox"/>	
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
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>Janette Price Schmidt</i>	Date (mm / dd / yyyy) <i>06/09/2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>James Schmidt</i>	Date (mm / dd / yyyy) <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?			
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?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?			
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"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	Yes
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	Yes
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 .		<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"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	Yes
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 http://www.irs.gov/publications/p515/index.html .		<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)

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

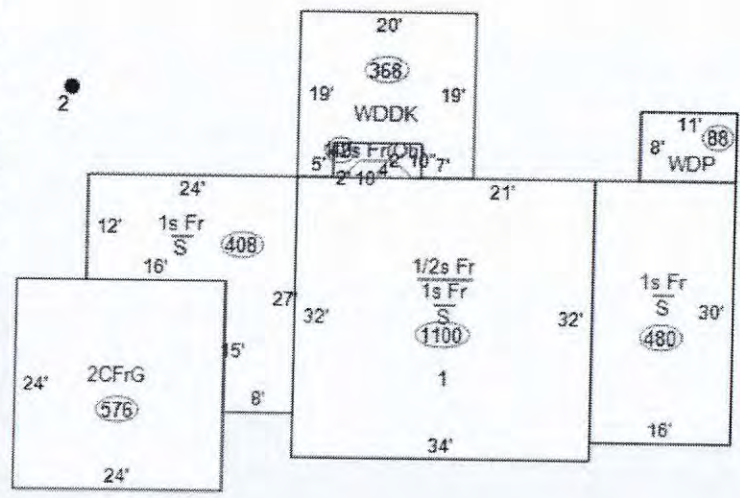
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

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 \$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

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

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 Land/Improvement values.

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, and Value.

Land Computations

Table listing land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$39,400).

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

Other
Printed Tuesday, April 7, 2026

Review Group 2022

Data Source N/A

Collector 03/17/2022 cxroab

Appraiser 03/17/2022 cxroab

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 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**

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
38 _____
ACCEPTED BY: MANAGING BROKER

39
40 _____
SELLING BROKER

41
42 _____
CITY, STATE, ZIP

43
44 _____
EMAIL ADDRESS

45
46 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

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