

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Wake Up to Diamond Lake!

Charming 3 Bedroom, 2 Bath Waterfront Home with 41+ Feet of Frontage!

Enjoy the best of lake living with this charming 3-bedroom, 2-bath, two-story home offering 41 feet of frontage on beautiful Diamond Lake.



Whether you're looking for a year-round residence, weekend retreat, or investment opportunity, this property provides the perfect setting to enjoy everything lake life has to offer.

The main level features a spacious primary suite complete with a private ensuite bathroom and walk-in closet.

The kitchen offers a tile floor, dining

area, and functional layout ideal for everyday living, along with an additional full bathroom off to the side. The inviting living room opens directly onto the rear second-story deck, where you can relax while taking in the stunning lake views.



Upstairs, you'll find two additional bedrooms, providing comfortable accommodations for family and guests. Additional amenities include a yard barn for extra storage, a carport, as well as parking for 3 cars. With direct access to Diamond Lake, you'll enjoy fishing, boating, skiing, and other water sports.



This waterfront property offers the perfect blend of relaxation and recreation. Don't miss your opportunity to make Diamond Lake your new destination for lakeside living!

This property offers a rare combination of space, updates, and outdoor amenities, making it a great opportunity for those seeking both comfort and versatility close to town!

Open House: Sunday, July 12th from 1-2 pm
Online Auction: Thurs., July 16th at 6:30pm



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 #	202625397	5303 W 650 N Road	Wawaka	IN	46794	LP	\$0
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Area	Noble County	Parcel ID	57-03-31-200-096.000-006	Type	Site-Built Home	Waterfront	Yes
Sub	Diamond Lake	Cross Street		Bedrms	3	F Baths	2
Township	Elkhart	Style	Two Story	REO	No	Short Sale	No
School District	West Noble Schools			Elem	West Noble	H Baths	0
Intermediate		JrH	West Noble	SrH	West Noble		
Legal Description	Diamond Lake Pike Club Parcel #3 Pt W 1/2 Se 1/4 Sec 31 .061a						
Directions to Property	US 6 W to N 600 W, head South to W 650 N, turn Left, property is on the Right after W Diamond Lake Rd						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks This 3-bedroom, 2-bath, two story home on Diamond Lake will be sold via online auction, July 16 at 6:30 pm! This waterfront property offers the perfect investment opportunity with a great blend of relaxation & recreation. The main level features a spacious primary suite complete with a private ensuite bathroom & walk-in closet. The kitchen offers a dining area, along with an additional full bathroom off to the side. The inviting living room opens directly onto the rear second-story deck, where you can relax while taking in the stunning lake views. Upstairs, you'll find two additional bedrooms, providing comfortable accommodations for family or guests. Additional amenities include a yard barn for extra storage, a carport, as well as parking for 3 cars. With direct access to Diamond Lake, you'll enjoy fishing, boating, skiing, and other water sports. Come see for yourself, Open House: Sunday, July 12, 2026 from 1 -2pm

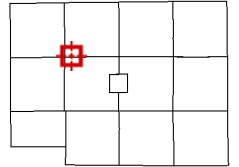
Agent Remarks Online Auction: Thursday, July 16, 2026 - 6pm Open House: Sunday, July 12, 2026 from 1-2pm A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.0650 / 2,831 / 43x63	Lot Desc	Rolling, Waterfront, 0-2.9999, Lake, Water View				
Above Gd Fin SqFt	1,440	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	396		
Age	96	New Const	No	Date Complete		Ttl Fin SqFt	1,440		
				Ext	Vinyl	Year Built	1930		
				Bsmt	Crawl, Partial Basement, Unfinished	# Rooms	5		
Room Dimensions				Basement Material					
	RM DIM	LVL	Baths	Full	Half	Water	Well		
LR	14 x 16	M	B-Main	2	0	Well	Private		
DR	x		B-Upper	0	0	Sewer	Septic		
FR	x		B-Blw G	0	0	Fuel /	Gas		
KT	20 x 24	M	Laundry Rm	Main		Heating			
BK	x		Laundry L/W	3 x 10		Cooling	Window		
DN	x		AMENITIES	Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Eat-In Kitchen, Porch Open, Six Panel Doors, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry					
1B	8 x 12	U							
2B	8 x 12	U							
3B	18 x 16	M	Garage	/	/	x	/		
4B	x		Outbuilding 1	Shed		20 x 20			
5B	x		Outbuilding 2	Shed		8 x 10 80			
RR	x		Assn Dues	\$60.00		Frequency	Annually		
LF	x		Other Fees						
EX	x		Restrictions						
Water	Lakefront		Wtr Name	Diamond Lake			Water Frontage	41.00	
Water	Pier/Dock, Walk to Lake Access, Deeded					Water Type	Lake		
						Channel Frontage	0.00		
Auctioneer Name	Chad Metzger		Lic	AC31300015	Auction Date	6/26/2026	Time	6:30	
Financing: Existing			Proposed			Location	Online: BidMetzger.com		
Annual	\$604.32	Exemptions	Homestead		Year Taxes Payable	2026	Excluded Party	None	
Possession	At closing					Assessed Value			
List Office	Metzger Property Services, LLC - Off: 260-982-0238		List Agent	Chad Metzger - Cell: 260-982-9050					
Agent E-mail	chad@metzgerauction.com		List Agent - User Code	UP388053395	List Team				
Co-List Office			Co-List Agent						
Showing	Showingtime or Open House								
List Date	6/26/2026	Start Showing Date		Exp Date	12/31/2026	Owner/Seller a Real Estate	No	Agent/Owner Related	No
Seller Concessions Offer Y/N	No			Seller Concession Amount \$					
Contract Type	Exclusive Right to Sell					Special List Cond.	None		
Virtual			Lockbox	Mechanical/Combo	Lockbox Location	On 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:	Chad Metzger - Cell: 260-982-9050		/ Metzger Property Services, LLC - Off: 260-982-0238						

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.



Overview



Legend

- Street Centerlines**
 - - - US STATE
 - - - STATE
 - - - COUNTY
 - - - COUNTY NONMAINTAINED
 - - - MUNICIPAL
 - - - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
 - [Red dashed box] Parcels (Assessor)
 - [Cyan solid box] Parcels (Surveyor)
- Railroads**
- Corporate Limits**
- Township Boundaries**

Parcel ID	57-03-31-200-096.000-006	Alternate ID	003-100320-00	Owner Address	Bransfield Peggy A 5303 W 650 N Wawaka, IN 46794
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND		
Property Address	5303 W 650 N WAWAKA	OF	0-9.99 ACRES		
District	57006 Elkhart	Acreage	0.000		
Brief Tax Description	Diamond Lake Pike Club Parcel #3 Pt W 1/2 Se 1/4 Sec 31 .061a <i>(Note: Not to be used on legal documents)</i>				

Date created: 5/26/2026
Last Data Uploaded: 5/26/2026 3:01:22 AM



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

3 Bed, 2 Bath Home on Desirable Diamond Lake!

This property will be offered at Online Auction on Thursday, July 16, 2026 - Bidding begins closing out at 6:30 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 3% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 down 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 at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$604.32. Metzger Property Services LLC, Chad Metzger, 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: Thurs., July 16, 2026 • Bidding begins closing out at 6:30 pm
Elkhart Township • Noble County • Wawaka, IN

Open House: Sunday, July 12, 2026 from 1-2pm

www.BidMetzger.com

**BYLAW ADDENDUM
TO BE ADDED TO THE CURRENT
DIAMOND LAKE PIKE CLUB BYLAWS as of 7-31-2024**

1. Smell and cleanliness

- Properties should be neat and maintained. Animals should be picked up after and unpleasant smells should be limited or controlled and not causing a direct effect onto others.
- Trash should be disposed of according to state laws including not burning or littering on Pike Club property.

2. Animals

- No kenneling/housing of any animals or birds on Pike Club property.
- Animals should be picked up after and their noise levels should not disturb others, especially during nighttime/unconventional hours.
- Animals should be taken care of properly and any witnessed abuse must be reported and will not be tolerated. This includes but not limited to: not providing adequate space, food, water, or other necessities, hitting or kicking as well as unsafe water contact will not be tolerated. If these terms are violated, authorities will be contacted promptly.
- Animals should receive all necessary vaccines and necessary medical care, or it will fall under the abuse bylaw and authorities will be contacted.

3. Burning

- No burning on Pike Club property in receptacles.
- Only leaves and yard debris can be burned on Pike Club property.
- Burn pile in grove is for leaves, yard debris and any wood material only.

4. Penalty

- You will be notified via email & USPS and have 30 days to abide by this new bylaw. If not taken care of in that time frame you will be fined \$100/month until you are in compliance.

DIAMOND LAKE PIKE CLUB RULES
By Laws, Constitution and Articles of Agreement

October 24, 1999 A committee was appointed to draft “By Laws, Constitution and Articles of Agreement...”

August 26, 2001 The following are the “By Laws, Constitution and Articles of Agreement” as adopted by the members of the Diamond Lake Pike Club present at this meeting.

- Art. 1 Said partnership shall be known by the name “The Diamond Lake Pike Club.”

- Art. 2 Said partnership shall be governed by the following officers: President – Vice-President – Secretary/Treasurer.

- Art. 3 The officers shall be elected at the annual meeting and shall serve for one year.

- Art. 4 No member shall be eligible to hold any office until he/she shall have subscribed his/her name to these articles of agreement and paid all assessments made against him/her.

- Art. 5 It shall be the duty of the President to preside at all meetings of the Club, sign all orders legally drawn on the Treasurer and to perform all other duties pertaining to his/her office and call special meetings whenever the interest of the Club requires it.

- Art. 6 The Vice-President shall perform all the duties of the President in his/her absence or inability.

- Art. 7 It shall be the duty of the Secretary/Treasurer to keep accurate minutes of the proceedings of the Club. To keep accounts with the members, attest to all the orders drawn on the Treasury when ordered

by the Club and signed by the President. He/she shall collect all assessments made on the members. He/she shall notify the members of the annual and/or special meetings and perform such other duties as the Club may direct.

- Art. 8 It shall be the duty of the Treasurer to receive all monies, pay all orders drawn on him/her by the President, and report the state of the finances at such times as the President may require and to turn over all books, papers and money in his/her hands to his/her successor at the expiration of his/her term of office.
- Art. 9 The annual meeting of said Club shall be the Sunday before the 4th of July.
- Art. 10 Five households shall constitute a quorum.
- Art. 11 The membership shall consist of twelve resident families.
- Art. 12 All property owners in the Diamond Lake Pike Club shall pay their assessment for the current year at the annual meeting, the Sunday before July 4th. If not paid before September 1st of that year, an interest penalty of \$7.50 will be added to the owner's bill. All property owners in the Club who do not attend the annual meeting shall be sent a statement for assessment, (which include taxes, insurance, lights, flowers, etc.)
- Art. 13 All members of the Club are responsible for maintaining their immediate area of ground. This pertains to mowing the grass and raking the fall and spring leaves. Any member who is unable to handle the necessary yard work may, by request, have this done for them at a reasonable rate. It is necessary to keep our grounds neat and clean.

Interested members contact the President or Vice-President of the Club.

- Art. 14 Property in the Club cannot be sold as rental income property.
- Art. 15 The President may appoint special committees at any meeting of the Club unless objections be made and in that event upon a two-thirds vote of all the members present.
- Art. 16 The sale of intoxicating liquors or drugs upon said ground is strictly prohibited. Profanity is also prohibited. All property owners will instruct their families to respect the property owners' personal property, boats, piers, fishing tackle, lawns, etc.
- Art. 17 There shall be a Building Committee consisting of the Vice-President, and two other property owners. All property owners in the Club will not add on to their cottage or home without consulting the building committee and the owners on either side of his/her home/cottage first. The approval will then be brought to the next meeting. A 2/3-majority vote will be needed in order to proceed.

BY LAWS ADOPTED AUGUST 26, 2001

All current and future Diamond Lake Pike Club Members shall sign the following document.

I/We _____ shall abide by the By Laws as set forth by the Diamond Lake Pike Club Members.

SIGNATURE: _____

SIGNATURE: _____

DATE: _____



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R8 / 8-25)

Date (month, day, year)
6/04/26

Property address (number and street, city, state, and ZIP code)
5303 W 650 N, Wawaka, IN 46794

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:

- 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 	Date (mm / dd / yyyy) <u>6/4/26</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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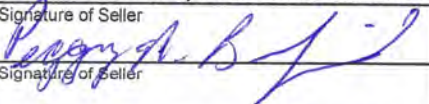
Property address (number and street, city, state, and ZIP code)

5303 W 650 N, Wawaka, IN 46794

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer	X				Septic Field / Bed			X	
Clothes Washer	X				Septic & Holding Tank / Septic Mound			X	
Dishwasher	X				Hot Tub	X			
Disposal	X				Plumbing			X	
Freezer	X				Aerator System	X			
Gas Grill	X				Sump Pump	X			
Hood	X				Irrigation Systems	X			
Microwave Oven	X				Water Heater / Electric	X			
Oven			X		Water Heater / Gas			X	
Range			X		Water Heater / Solar	X			
Refrigerator	X				Water Purifier	X			
Room Air Conditioner(s)	X				Water Softener	X			
Trash Compactor	X				Well		X		
TV Antenna / Dish	X				Geothermal and Heat Pump	X			
Other:					Other Sewer System (Explain)	X			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X			
Security Systems(s)	X								
Ceiling Fan(s)			X						
Garage Door Opener / Controls	X								
Inside Telephone Wiring and Blocks / Jacks	X								
Light Fixtures			X						
Sauna	X								
Smoke / Fire Alarms	X								
Carbon Monoxide Detectors	X								
Switches and Outlets			X						
Vent Fan(s)	X								
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service									
Generator									

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

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 	Date (mm / dd / yyyy) 6/4/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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)

5303 W 650 N, Wawaka, IN 46794

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning	X			
Electric Heat Pump	X			
Furnace Heat / Gas		X		
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank			X	
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			X
Does the roof leak?			X
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			X
3. WATER HEATER	X		
Age, if known: _____ Years.	X		
4. FURNACE			X
Age, if known: _____ Years.			X
5. CENTRAL AIR CONDITIONING			X
Age, if known: _____ Years.			X
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?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
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>Danny A. B. [Signature]</i>	Date (mm / dd / yyyy) 6/14/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

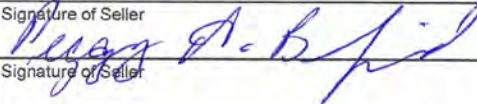
5303 W 650 N, Wauwake, IN 46794

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?	X		
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	X		
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? \$60	X		
Is this property located within a locally designated historic district under IC 36-7-11?	X	X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X	X	
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?			X
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 .			X
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

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 	Date (mm / dd / yyyy) 6/4/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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 & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial: PAB

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

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

[Signature] 6/14/26
Seller's Signature Date

Seller's Signature Date

[Signature]
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date



CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on **July 16, 2026** by Listing Broker, **Metzger Property Services, LLC**, on
4 behalf of Listing Licensee, **Chad Metzger & MPS Agent** and Selling Broker, [redacted] for property in
5 **Elkhart Township, Noble County, State of Indiana, to wit: DIAMOND LAKE PIKE CLUB # 3 PT W 1/2 SE 1/4 SEC 31 .061A,**
6 **commonly known as, 5303 W 650 N, Wawaka, IN 46794.**

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

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

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

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

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 MPS Agent
20 **LISTING BROKER**

21 1582 W. State Road 114
22 **ADDRESS**

23 260-982-0238
24 **PHONE**

25
26 **SELLING BROKER:**

27
28
29 **BROKER COMPANY NAME**

30
31
32 **SELLING BROKER**

33
34
35 **ADDRESS**

36
37
38 **PHONE**

39
40 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

41
42
43
44 **CLIENT SIGNATURE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP

tiff@metzgerauction.com
EMAIL ADDRESS

45
46 **ACCEPTED BY: MANAGING BROKER**

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT SIGNATURE (if more than one)

57-03-31-200-096.000-006

BRANSFIELD PEGGY A

5303 W 650 N

511, 1 Family Dwell - Unplatted (0 to 9.9

Elkhart Twp Diamond Lk N

General Information

Parcel Number 57-03-31-200-096.000-006
Local Parcel Number 03-100320-00

Tax ID: 03-100320-00

Routing Number 57-03-31-200-096-000-006

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County Noble

Township ELKHART TOWNSHIP

District 006 (Local 003) ELKHART TOWNSHIP

School Corp 6065 WEST NOBLE

Neighborhood 0650500 Elkhart Twp Diamond Lk NW Pt

Section/Plat 031

Location Address (1) 5303 W 650 N WAWAKA, IN 46794

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, May 7, 2026

Review Group 2026

Ownership

BRANSFIELD PEGGY A
5303 W 650 N
WAWAKA, IN 46794

Legal

DIAMOND LAKE PIKE CLUB # 3
PT W 1/2 SE 1/4 SEC 31 .061A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 11/25/2025 BRANSFIELD PEGGY and 01/08/2002 BRANSFIELD EDWAR.

Notes

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

Table with columns: Assessment Year (2026, 2025, 2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 73' X 132', CI 0' X 0')

Table with columns: 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. Row for 9rr A.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.06), Actual Frontage (0), Developer Discount, Parcel Acreage (0.06), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (0.06), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$25,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,200).

Data Source Aerial

Collector

Appraiser 05/19/2025 JB

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 2
Style N/A
Finished Area 1440 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	248	\$4,900
Porch, Open Frame	120	\$6,700
Porch, Open Frame	210	\$9,400
Patio, Concrete	60	\$400
Wood Deck	60	\$1,400

Plumbing

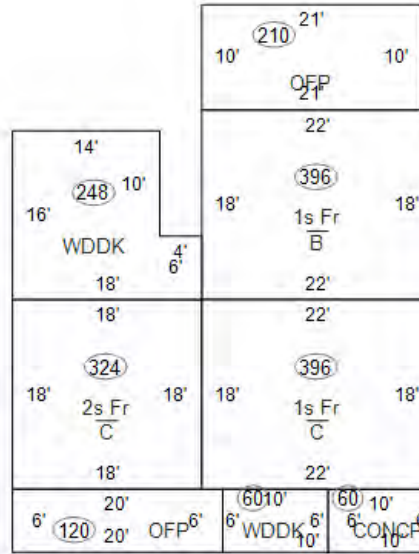
**TF**
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms
Dining Rooms
Family Rooms
Total Rooms 5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1116	1116	\$138,800	
2	1Fr	324	324	\$40,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		396	0	\$33,100	
Crawl		720	0	\$5,900	
Slab					

Total Base \$217,800

Adjustments 1 Row Type Adj. x 1.00 \$217,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:324 1:1116	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$228,200

Sub-Total, 1 Units

Exterior Features (+)	\$22,800	\$251,000
Garages (+) 0 sqft	\$0	\$251,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.96

Replacement Cost \$204,816

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 RESIDE	2	Wood Fr	D+1	1930	1960	66	A		0.96		1,836 sqft	\$204,816	47%	\$108,550	0%	100%	1.120	1.000	100.00	0.00	0.00	\$121,600
2: Car Shed1	1		E	2004	2004	22	F	\$10.10	0.96	\$1.70	20'x20'	\$679	45%	\$370	0%	100%	1.000	1.000	100.00	0.00	0.00	\$400
3: Utility Shed1	1		D-1	2002	2002	24	F	\$35.10	0.96	\$23.59	8'x10'	\$1,887	60%	\$750	70%	100%	1.000	1.000	100.00	0.00	0.00	\$200

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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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