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Metzger
Property Services, LLC

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260-982-0238

WWW.METZGERAUCTION.COM



Residential Agent Full Detail Report

Class RESIDENTIAL

Property Manuf. Home/Mobile Home

MLS	21978 Fawn River Road	Sturgis	MI	49091	LP	\$0	Auction	Yes
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Area	St. Joseph County (MI)	Parcel ID	016 012 032 10	Type	Manuf.	Waterfront	No
Sub	None	Cross Street		Bedrms	3	F Baths	1
Township	White Pigeon	Style	Single Wide	REO	No	Short Sale	No
School District	White Pigeon			Elem			
Intermediate		JrH		SrH			
Legal Description	E 189.75 FT OF E 660 FT OF S 148.5 FT OF SE 1/4 SEC 12 T8S R11W.						
Directions to Property	Head West on Fawn River Road, the property will be on your right at the intersection of Klingerman Road.						

Inside City	City Zoning	County	Zoning
Remarks Enjoy comfortable, affordable living in this well-maintained single-wide mobile home located in Sturgis, Michigan. Offering 3 bedrooms and 1 full bath, this home provides a functional layout with plenty of space for everyday living. A partial privacy fence creates a secluded backyard setting, complete with a firepit that's ideal for gathering on cool evenings. Come see for yourself Thursday, August 27th from 5:30-6 pm!			

Agent Remarks Online Auction: Tuesday, September 1, 2026 • 6 pm Open House: Thursday, August 27, 2026 from 5:30-6 pm A 6% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site. This listing is a Joint Venture partnership with Real Estate Broker Brecken Kennedy / Mossy Oak Properties Indiana and Michigan

Sec	Lot	Lot Ac/SF/Dim				0.6400 / / 150 x 190				Lot Desc	Corner, Level, 0-2.9999						
Above Gd Fin SqFt	1,400	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,400	Year Built							
Age	New Const	No	Date Complete	Ext	Vinyl	Bsm	None	#	5								
Room Dimensions				Baths	Ful	Hal	Water	Well	Basement Material								
RM DIM		LV	B-Main	1	0	Well	Private	Dryer Hookup Gas	No	Fireplace	No						
LR	14 x 14	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No						
DR	x		B-Blw G	0	0	Fuel /	Propane	Dryer Hookup G/E	No	Split FlrPln	No						
FR	x		Laundry Rm	Main	Heating	Disposal				No	Ceiling Fan	Yes					
KT	x		Laundry	x	Cooling	Wall AC	Water Soft-Owned				No	Skylight	No				
BK	x		AMENITIES Ceiling Fan(s), Deck Covered, Dryer Hook Up Electric, Firepit, Stand Up Shower, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up							Water Soft-Rented	No	ADA Features	No				
DN	x									Alarm Sys-Sec	No	Fence	Decorative,				
1B	11 x 10	M								Alarm Sys-Rent	No	Golf Course	No				
2B	14 x 14	M								Garden Tub	No	Nr Wlkg	No				
3B	8 x 8	M	Garage			/	/	x	/	Jet Tub	No	Garage Y/N	No				
4B	x		Outbuilding 1	Garden Shed		8 x 13		Pool				No	Off Street	Yes			
5B	x		Outbuilding 2	Garden Shed		7 x 7		Pool Type									
RR	x		Assn Dues			Frequenc	Not Applicable		SALE INCLUDES	Refrigerator, Washer, Dryer-Electric							
LF	x		Other Fees							FIREPLACE	None						
EX	x		Restrictions														
Water			Wtr Name				Water Frontage			Channel Frontage							
Water			None				Water Type			Lake							
Auctioneer			Dodie Hart & Chad Metzger		Lic	AC31300015	Auction	9/1/2026	Tim	6	Location			Online: BidMetzger.com			
Financing			Existing		Proposed		Year Taxes Payable			2025		Excluded Party			None		
Annual			\$700.11		Exemptions		Year Taxes Payable			2025		Assessed Value					
Possessio			At closing														
List Office			Metzger Property Services, LLC - Off: 260-982-0238				List Agent			Chad Metzger - Cell: 260-982-9050							
Agent			chad@metzgerauction.com				List Agent - User			UP388053395		List Team					
Co-List Office			Mossy Oak Properties/Indiana Land and Lifestyle				Co-List Agent			Brecken Kennedy - Cell: 260-578-7661							
Showing			Showing Time or Open House														
List Date			8/4/2026		Start Showing		Exp Date		12/31/202		Owner/Seller a Real Estate			No	Agent/Owner		No
Seller Concessions			Offer Y/N		No		Seller Concession Amount					\$					
Contract Type			Exclusive Right to Sell				Special List Cond.					None					
Virtual					Lockbox		Mechanical/Combo		Lockbox Location			front door					
Pending Date					Closing Date		Selling Price					Type of					
Ttl Concessions					Sold/Concession							How Sold					
Sell Office												Conc Paid By					
Co-Sell												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.



St. Joseph GIS



Map Publication:
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Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. St. Joseph County expresses no warranty for the information displayed on this map document.



ONLINE AUCTION TERMS

3-Bed, 1-Bath Mobile Home with 2 Garden Sheds

This property will be offered at Online Auction on Tuesday, September 1, 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 6% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% 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 Personal Representative's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 25, 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 \$700.11. 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 your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tues., September 1, 2026 • Bidding begins closing out at 6pm
White Pigeon Township • St. Joseph County • Sturgis, MI

Open House: Thursday, August 27, 2026 from 5:30-6 pm
Auction Manager: Dodie Hart, call/text 260.463.1717

**This listing is a Joint Venture partnership with Real Estate Broker Brecken Kennedy / Mossy Oak Properties
Indiana and Michigan**

www.BidMetzger.com



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Authentisign
Jerry Yoder 07/23/26
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

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



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