



Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home

CDOM

DOM

Auction No

| | | | | | | |
|------------------|--|----------|----|-------|----|-----------|
| 52 EMS T13D Lane | | Leesburg | IN | 46538 | LP | \$139,900 |
|------------------|--|----------|----|-------|----|-----------|



| | | | | | | | |
|-------------------------------|---|---------------------|-----------|---------------|---------------|-------------------|-----|
| Area | Kosciusko County | Parcel ID | | Type | Manuf. | Waterfront | Yes |
| Sub | None | Cross Street | | Bedrms | 3 | F Baths | 2 |
| Township | Tippecanoe | Style | One Story | REO | No | Short Sale | No |
| School District | Wawasee | | | Elem | North Webster | | |
| Intermediate | | JrH | Wawasee | SrH | Wawasee | | |
| Legal Description | None, for home only, no real estate to be included | | | | | | |
| Directions to Property | On south side of Tippecanoe Lake in the Niebert Mobile Home Park. | | | | | | |

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

Remarks Channel Front Manufactured Home on Tippecanoe Lake! Move-In Ready Patriot Home was built in 2006 & features 3 bedrooms, 2 full bathrooms with an open concept Kitchen, Dining & Living Area. Master Suite has a large ensuite bathroom complete with a garden tub & stand-up shower. Three Season Room off of Living Room adds extra space for entertaining with Lake Views as well as the open deck. Pathway leads to your two pier spots directly out from your home! Niebert's Park Lot rent runs \$8,536/year and includes water & trash service along with two pier spots. Buyer is responsible for all other utilities, lawn maintenance and the lot rent.

Agent Remarks See documents for full park rules. 2 pier spots, water & trash included. Buyer is responsible for all other utilities, lawn, maintenance, & lot rent of \$8,536/year.

| | | | | | | | | | | | |
|-------------------------------------|--|------------------------------------|----------------------|--|---------------------------|--|-------------------------------------|----------------------------|-------------------------|-----------------------------|------|
| Sec | Lot | Lot Ac/SF/Dim | 0.1300 / | / | 40x150 | Lot Desc | Level, Waterfront, Lake, Water View | | | | |
| Above Gd Fin SqFt | 1,850 | Above Gd Unfin SqFt | 0 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 0 | Ttl Fin SqFt | 1,850 | Year Built | 2006 |
| Age | 20 | New Const | No | Date Complete | | Ext | Concrete, Vinyl | Bsmt | None | # Rooms | 5 |
| Room Dimensions | | Baths | Full | Half | Water | Well | Dryer Hookup Gas | No | Fireplace | No | |
| | RM DIM | LVL | B-Main | 2 | 0 | Well | Private | Dryer Hookup Elec | Yes | Guest Qtrs | No |
| LR | 18 x 12 | M | B-Upper | 0 | 0 | Sewer | Public | Dryer Hookup G/E | No | Split Firpln | No |
| DR | 12 x 12 | M | B-Blw G | 0 | 0 | Fuel / | Forced Air | Disposal | No | Ceiling Fan | No |
| FR | x | | Laundry Rm | Main | | Heating | | Water Soft-Owned | No | Skylight | No |
| KT | 18 x 14 | M | Laundry L/W | x | | Cooling | Central Air | Water Soft-Rented | No | ADA Features | No |
| BK | x | | AMENITIES | Deck Open, Dryer Hook Up Electric, Firepit, Garden Tub, Porch Enclosed, Stand Up Shower, Tub and Separate Shower | | | | Alarm Sys-Sec | No | Fence | No |
| DN | x | | | | | | | Alarm Sys-Rent | No | Golf Course | No |
| 1B | 14 x 14 | M | | | | | | Garden Tub | Yes | Nr Wlkg Trails | No |
| 2B | 12 x 12 | M | | | | | | Jet Tub | No | Garage Y/N | No |
| 3B | 12 x 12 | M | Garage | / | / | x | / | Pool | No | Off Street Pk | Yes |
| 4B | x | | Outbuilding 1 | Shed | | 10 x 12 | | Pool Type | | | |
| 5B | x | | Outbuilding 2 | | | x | | FIREPLACE | None | | |
| RR | x | | Assn Dues | | | Frequency | Not Applicable | | | | |
| LF | x | | Other Fees | | | | | | | | |
| EX | x | | Restrictions | | | | | | | | |
| Water | Channel Front/Canal | | Wtr Name | Tippecanoe Lake | | | Water Frontage | 40.00 | Channel Frontage | 40.00 | |
| Water | Pier/Dock, Walk to Lake Access | | | | | Water Type | Lake | Lake Type | Ski Lake | | |
| Auctioneer Name | Chad Metzger & John Burnau | | Lic | AC31300015 | Auction Date | | Time | | Location | Online Only: BidMetzger.com | |
| Financing: Existing | | | Proposed | | | | | Excluded Party | None | | |
| Annual | \$461.92 | Exemptions | | | Year Taxes Payable | 2026 | | Assessed Value | | | |
| Possession | At Closing | | | | | | | | | | |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | | | | | List Agent | Chad Metzger - Cell: 260-982-9050 | | | | |
| Agent E-mail | chad@metzgerauction.com | | | | | List Agent - User Code | UP388053395 | List Team | | | |
| Co-List Office | | | | | | | | | | | |
| Showing | Showingtime | | | | | | | | | | |
| List Date | 7/10/2026 | Start Showing Date | | Exp Date | 12/31/2026 | Owner/Seller a Real Estate | No | Agent/Owner Related | No | | |
| Seller Concessions Offer Y/N | No | Seller Concession Amount \$ | | | | | | | | | |
| Contract Type | Exclusive Right to Sell | | | | | | | Special List Cond. | None | | |
| Virtual | | Lockbox | Mechanical/Combo | | | Lockbox Location | front door | Type of Sale | | | |
| Pending Date | | Closing Date | | Selling Price | | | | How Sold | | | |
| Ttl Concessions Paid | | Sold/Concession | | | | | | Conc Paid By | | | |
| Sell Office | | Sell Agent | | | | | | | | | |
| Co-Sell Office | | Co-Sell Agent | | | | | | Sell Team | | | |
| Presented by: | 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.