

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 great fishing,

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!



Schedule your private showing today!

Class RESIDENTIAL

Property	Site-Built Home
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Status Active

CDOM 49

DOM 49

Auction No

MLS	202625397	5303 W 650 N Road	Wawaka	IN	46794	LP	\$189,900
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Area Noble County

Sub Diamond Lake

Township Elkhart

School District West Noble Schools

Intermediate

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

Parcel ID 57-03-31-200-096.000-00

Cross Street

Style Two Story

JrH West Noble

Type Site-Built Home

Bedrms 3

REO M

Elem West Noble

SrH West Noble

.061a

Waterfront Yes

H 0

No

ole

ple

Inside City

City Zoning

County

Zoning

Remarks This 3-bedroom, 2-bath, two story home on Diamond Lake is the perfect waterfront property, offering a 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, which is a 10mph lake only with great fishing!

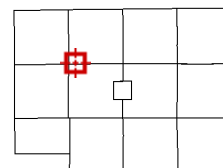
Agent Remarks

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	Ttl Fin	SqFt	1,440	Year Built	1930	
Age	96	New Const	No	Date Complete				Ext	Vinyl	Bsm	Crawl, Partial Basement, Unfinished				#	5	
Room Dimensions			Baths	Ful	Hal	Water	Well	Basement Material			Dryer Hookup	Gas	No	Fireplace	No		
RM DIM			LV	B-Main	2	0	Well	Private	Dryer Hookup			Elec	No	Guest Qtrs	No		
LR	14	x	16	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup			G/E	No	Split Firpln	No	
DR	x			B-Blw G	0	0	Fuel /	Gas	Disposal			No	Ceiling Fan	Yes			
FR	x			Laundry Rm	Main	Heating	Water Soft-Owned			No	Skylight	No					
KT	20	x	24	M	Laundry	3	x	10	Cooling	Window	Water Soft-Rented			No	ADA Features	No	
BK	x			AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Eat-In													
DN	x			Kitchen, Porch Open, Six Panel Doors, Stand Up Shower, Main													
1B	8	x	12	U	Level Bedroom Suite, Main Floor Laundry												
2B	8	x	12	U													
3B	18	x	16	M	Garage	/			/	x	/	Pool	No	Off Street	Yes		
4B	x			Outbuilding 1	Shed	20 x 20			Pool Type								
5B	x			Outbuilding 2	Shed	8 x 10 80			SALE INCLUDES			Water Heater Gas					
RR	x			Assn Dues	\$60.00	Frequenc	Annually	FIREPLACE			None						
LF	x			Other Fees													
EX	x			Restrictions													
Water	Lakefront				Wtr Name	Diamond Lake				Water Frontage	41.00	Channel Frontage	0.00				
Water	Pier/Dock, Walk to Lake Access, Deeded				Lic	Auction				Water Type	Lake	Lake	Non Ski Lake				
Auctioneer	Existing				Proposed	Tim				Location				None			
Financing	Annual				\$604.32	Exemptions	Homestead				Year Taxes Payable	2026	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									Co-List Agent								
Showing	Showingtime																
List Date	6/26/2026	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	Unbranded Virtual Tour				Lockbox	Mechanical/Combo				Lockbox Location	On Front Door		Type of				
Pending Date					Closing Date	Selling Price				How Sold							
Ttl Concessions					Sold/Concession	Conc Paid By											
Sell Office					Sell Agent												
Co-Sell					Co-Sell Agent												
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)

- ▭ Parcels (Assessor)
- ▭ Parcels (Surveyor)
- Railroads
- ▭ Corporate Limits
- ▭ Township Boundaries

Parcel ID	57-03-31-200-096.000-006	Alternate ID	003-100320-00
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND
Property	5303 W 650 N		OF 0-9.99 ACRES
Address	WAWAKA	Acreage	0.000
District	57006 Elkhart		
Brief Tax Description	Diamond Lake Pike Club Parcel #3 Pt W 1/2 Se 1/4 Sec 31 .061a		

(Note: Not to be used on legal documents)

Owner Address	Bransfield Peggy A 5303 W 650 N Wawaka, IN 46794
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**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)

6/04/25

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

9303 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 <i>[Signature]</i>	Date (mm / dd / yyyy) 6/4/25	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:

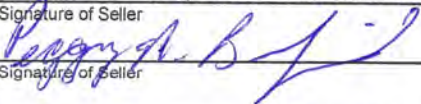
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
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			
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed				X
Septic & Holding Tank / Septic Mound				X
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas				X
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	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	

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

5303 W 650 N, Wauwaka, 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	Yes	No	Unknown
Age, if known: _____ Years.	X		

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.	X		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
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:			

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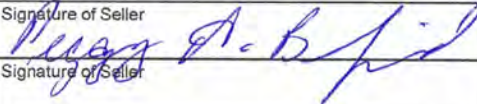
5303 W 650 N, Waukegan, IL 46794

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		
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)

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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 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 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.

[Signature]
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date



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.

Reginald A. Buford 6/4/26
Seller's Signature Date

Seller's Signature Date

Ethan
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date

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	Flood Hazard
Rolling	☐

Public Utilities	ERA
Electricity	☐

Streets or Roads **TIF**
Paved ☐

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



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

2026	Assessment Year	2026	2025	2024	2024	2023
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	04/04/2025	07/01/2024	04/11/2024	04/07/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$25,200	Land	\$25,200	\$25,200	\$25,200	\$25,200	\$24,200
\$25,200	Land Res (1)	\$25,200	\$25,200	\$25,200	\$25,200	\$24,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$122,200	Improvement	\$122,200	\$115,800	\$104,400	\$104,400	\$101,900
\$122,200	Imp Res (1)	\$122,200	\$115,800	\$104,400	\$104,400	\$101,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$900
\$147,400	Total	\$147,400	\$141,000	\$129,600	\$129,600	\$126,100
\$147,400	Total Res (1)	\$147,400	\$141,000	\$129,600	\$129,600	\$125,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$900

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

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
9rr	A		0	0.0610	2.88	\$143,208	\$412,439	\$25,159	0%	1.0000	100.00	0.00	0.00	\$25,160

Notes

Land Computations

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

57-03-31-200-096.000-006

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

BRANSFIELD PEGGY A

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

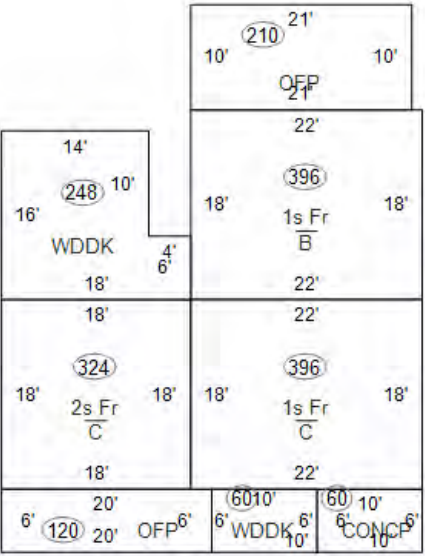
Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	5

Heat Type

Central Warm Air

5303 W 650 N



Specialty Plumbing

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

511, 1 Family Dwell - Unplatted (0 to 9.9 Elkhardt Twp Diamond Lk N 2/2

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

...Generation after Generation



Metzger
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