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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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AUCTION TERMS

MANUFACTURED HOME WITH 2-CAR ATTACHED GARAGE!

This home will be offered via Online Auction on Monday, September 29, 2025 -- Bidding begins closing out at 6:30 pm! This auction is for the Manufactured Home Only, no real estate is included! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The square footage amounts listed in this brochure & all marketing material are estimates taken from county records, builder specs, and/or aerial photos. An earnest money deposit of \$5,000 down the day 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. A 4% buyer's premium will be added to the winning invoice. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. ***This auction is Subject to approval from park management following a completed application by the potential resident, a credit report screening & a background check satisfactory to the Landlord is required before the purchase is approved. Buyer agrees to read through the Lease Agreement, Community Rules & Regulations and agrees to those terms & conditions and will fill out & cooperate with all necessary paperwork.*** Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. The buyer agrees to fill out the tenant application within 48 hours of the auction ending. Any buyer who fails to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide the manufacturer's title to the home. This auction is for the Manufactured Home Only, no real estate is included! The closing transfer shall be on or before October 31, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes in 24' due in 25' were \$825.00. Metzger Property Services LLC, Chad Metzger & 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 in the documents section.

Online Auction: Monday, September 29, 2025 • 6:30 pm
113 Timothy Ave, Peru, IN 46970 located in Peru Township • Miami County
Auction Manager: Tiff Reimer 260.571.7910

www.BidMetzger.com





Miamisport Home Community


113 Timothy Ave., Peru, IN 46970



- **Well-Maintained Home with Well-Kept Records**
 - **2000 Heather Glen**
 - **New HVAC in 2022, Water Heater new in 2020**
 - **New Roof in 2014**
- **3 Bedrooms, 2 Full Baths**
- **Eat-in Kitchen**
 - **Island**
 - **Closet Pantry**
 - **Opens to Living Room**
- **2-Car Attached Garage with Concrete Approach**
- **2 Covered Porches**
- **Corner Lot in Peaceful Location**
- **Lot Rent is \$390/month, due on the 1st**
 - **Park Pays for Snow clearance of roads within the community, maintenance of roads & common areas, lawn cutting of common areas, & streetlights**
 - **Owner pays utilities, local property taxes, mows own lawn, snow removal of own driveway, & is responsible for maintenance to their home.**
- ***All appliances are included***



Residential Agent Full Detail Report

Property Type		RESIDENTIAL	Status		Partial Listing	CDO	DOM	Auction		Yes			
MLS #	Temp-62631	113 Timothy Avenue			Peru	IN	46970	LP \$0					
	Area		Miami County	Parcel ID		Type		Manuf. Home/Mobile	Waterfront	No			
	Sub		None	Cross Street		Bedrms		3	F Baths	2	H Baths	0	
	Township		Peru	Style		One Story		REO		No	Short Sale		No
	School District		PERUC	Elem		Elmwood/Blair Pointe		JrH		Peru	SrH		Peru
	Legal Description			None, for home only, no real estate to be included									
	Directions			From 24, turn south onto Broadway. East on Madison, north on Nellies Aly then east on Timothy Ave.									
	Inside City		City Zoning		County Zoning		Zoning Description						

Remarks Extra Large, 3 bedroom, 2 bath manufactured home with Open Concept Living Room, Kitchen & Dining Room Areas selling via Online Auction on Monday, September 29, 2025 -- Bidding begins closing out at 6:30 pm! This is in the Miamisport Community & this manufactured home features an open concept layout that connects the family room with a corner gas fireplace seamlessly to the eat-in kitchen that has a patio door offering abundant lighting and direct access to the back porch! The kitchen features a center island, gas range, closet pantry and extra light from the patio doors. Multiple dining spaces makes this an easily adaptable space for your needs. The master has 2 walk-in closets & a spacious ensuite bathroom complete with a double vanity, jet tub & standup shower. Laundry room has an extra closet for even more storage! A 2-car attached garage has room for a workbench & storage areas. Front porch has a nice aesthetic, a great place to relax and enjoy your coffee in the mornings. Well-Maintained and on a corner lot, this home is just ready for you to call

Agent Remarks Online Auction: Mon. 9.29.25 6:30pm Open House: Fri. 9.19.25 5:30-6pm A 4% buyer's premium will be added to the winning invoice. See documents for full park rules & auction terms. Buyer is responsible for utilities, lawn, maintenance, & lot rent of \$390/month. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	/			/			Lot Desc	Corner				Year Built	2000
Above Gd Fin SqFt			Above Gd Unfin SqFt			Below Gd Fin SqFt			Ttl Below Gd SqFt 0		Ttl Fin SqFt 0				
Age	25	New Const	No	Date Complete		Ext	Vinyl	Bsmt None					#	6	
Room Dimensions			Baths	Full	Hal	Water	CITY		Basement Material						
	RM DIM	LV	B-Main	2	0	Well Type			Dryer Hookup Gas	No	Fireplace	No			
LR	15 x 15	M	B-Upper	0	0	Sewer	City		Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FirPln	No			
FR	22 x 15	M	Laundry Rm	Main	Heating				Disposal	No	Ceiling Fan	Yes			
KT	18 x 16	M	Laundry L/W	x	Cooling	Central Air			Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings							Water Soft-Rented	No	ADA Features	No			
DN	x	-Vaulted, Closet(s) Walk-in, Deck Covered, Dryer Hook Up							Alarm Sys-Sec	No	Fence				
1B	16 x 14	M	Electric, Eat-In Kitchen, Jet/Garden Tub, Kitchen Island,							Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 14	M								Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 14	M	Garage	2.0	/ Attached	/	24 x 20	/	Jet Tub	No	Garage Y/N	Yes			
4B	x	Outbuilding 1		None		x			Pool	No	Off Street Pk				
5B	x	Outbuilding 2				x			Pool Type						
RR	x	Assn Dues			Frequency		Not Applicable		SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Washer,				
LF	x	Other Fees							Dryer-Electric, Range-Gas						
EX	x	Restrictions							FIREPLACE		Living/Great Rm, Gas Starter				

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tiffany Reimer	Lic #	AC31300015	Auction Date	8/27/2025	Time	6:30
Financing: Existing		Proposed				Location Online Only: bidmetzger.com	
Annual Taxes \$825.00		Exemption		Year Taxes Payable 2025		Excluded Party None	
Possession at closing						Assessed Value	
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail	tiff@metzgerauction.com			List Agent - User Code	UP388053396		List Team
Co-List Office				Co-List Agent			
Showing Instr	Showings or Open House						
List Date	8/27/2025	Start Showing Date		Exp Date	12/31/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N				Seller Concession Amount \$			
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door		
Pending Date		Closing Date		Selling Price	Type of Sale		
Ttl Concessions Paid		Sold/Concession Remarks		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/ Metzger Property Services, LLC - Off: 260-982-0238			

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Frequently Asked Questions Regarding the Tenant Application Process

Potential Tenant Application can be found here: <https://rentbutter.com/apply/stackhouseindiana>

How much is your application fee?

Our application fee is \$40 for a standard background/criminal check. There may be an additional \$25 fee if a more in-depth check is needed.

What is your pet policy?

We allow up to 2 pets per home, that need to be under 30 pounds. No exotic animals, dangerous animals, vicious breeds, or unruly animals allowed. No dog runs, houses or fences allowed. Each park has specific breed restrictions – be sure to review the rules and regulations regarding pets prior to applying.

What is the required income & minimum credit score?

Minimum qualifying income: 43% total DTI maximum. NO minimum credit score.

What is the approval based on?

1. Debt-to-income ratio (43% or less)
2. Background Check
3. Employment History
4. Rental History

How long is the approval process?

Approval takes 1-3 business days.

Do you cover maintenance?

1. The Community Owner is responsible for anything underground until it meets the connection that goes to the house.
2. The Homeowner is responsible for maintaining the connections from the ground going to the home, the inside and outside of the home, and landscaping.

Why do you need a criminal background check?

We do **not** allow violent or sexual crime criminals in our communities, so we screen via a background check.

What if I need maintenance done after I move in?

All repair & maintenance requests are handled directly by local employees or vetted service partners, and we use an online maintenance request system to track technician response times.

How can I pay my rent?

We accept rent payments through Paylease cards, which can be used at a number of local stores, including Walmart, Kroger, and H.E.B. Additionally, you can set up a Tenant Web Access profile, where you can pay online. Ask your property manager for more details.

Are utilities or lawn care included in the rent?

No. Tenants are responsible for all utilities and lawn care unless the home is in a neighborhood where those amenities are included in the Homeowners Association dues, which Stackhouse Properties pays for.

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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