Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202645084 **7483 W State Rd 16 Highway** **Roann** **IN** 46974 **LP** $0



Area Wabash County **Parcel ID** 85-09-02-200-010.000-010 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Paw Paw **Style** One Story **REO** No **Short Sale** No
School District MSD of Wabash County Schools **Elem** Metro North/Sharp Creek
Intermediate **JrH** Northfield **SrH** Northfield
Legal Description NW PT FR NE1/4 2-28-5 1AC
Directions to Property State Road 13 South to State Road 16 West, turn Right, approximately a mile and a half, property is on South side of the road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks ABSOLUTE ONLINE REAL ESTATE AUCTION, Tuesday, December 1st at 6 pm! This property will sell regardless of price! Inviting 3-bedroom, 1-bath home offering convenient one-story living on 1.0+/- acres just west of Roann, IN. This homes' features include natural woodwork, ceiling fans in most bedrooms, a stand-up shower, enclosed porch, concrete patio pad, and attached 2-car garage with utilities. With comfortable living spaces and room to enjoy the outdoors, this property offers a great opportunity to make it your own. Cooling is provided by a split-wall unit. Electric service is currently used for the heat & A/C but NIPSCO natural gas is available along the road, it would just need to be connected to the home if wanted. Great starter, Investment or Downsizing Option, Selling Regardless of Price! Open House: Tuesday, November 24th from 5:30-6 pm.

Agent Remarks Online Absolute Auction: Tuesday, December 1st at 6 pm Open House: Tuesday, November 24th from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at all showings they attend. Client Registration available on the bidding site. NIPSCO gas line available along the road but has not been connected to the house.

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 210x211
Above Gd Fin SqFt 1,144 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 57 **New Const** No **Date Complete** **Ext** Vinyl

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,144 **Year Built** 1969
Bsmt Crawl **# Rooms** 7
Basement Material

Room Dimensions

	RM DIM	LVL
LR	17 x 14	M
DR	8 x 10	M
FR	x	
KT	8 x 10	M
BK	x	
DN	x	
1B	11 x 10	M
2B	10 x 9	M
3B	10 x 9	M
4B	x	
5B	x	
RR	x	
LF	x	
EX	x	

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main
Laundry L/W x

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Electric, Radiant, Wall Heater
Cooling Wall AC

AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Countertops -Ceramic, Garage Door Opener, Natural Woodwork, Patio Open, Porch Enclosed, Stand Up Shower, Garage Utilities

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	None
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes

Pool Type
SALE INCLUDES Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Oven -Electric, Water Heater Electric, Water Softener-Owned

Garage 2.0 / Attached / 26 x 24 / 624.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Tim Pitts **Lic #** AC31300015 **Auction Date** 11/2/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $540.28 **Exemptions** Homestead, Supplemental **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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/2/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
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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