Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202645261 **7275 N 400 W** **Wawaka** **IN** 46794 **LP** $0



Area Noble County **Parcel ID** 57-03-29-200-002.000-006 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 4 **F Baths** 1 **H Baths** 0
Township Elkhart **Style** One and Half Story **REO** No **Short Sale** No
School District West Noble Schools **Elem** West Noble
Intermediate **JrH** West Noble **SrH** West Noble
Legal Description E Pt E1/2 Se1/4 Sec 29 8.31a
Directions to Property State Road 5 South to US 6 East, turn south on N 400 W, property is first on west side of the road

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

Remarks Imagine the endless possibilities of space, versatility, and country living with this 1½-story, 4-bedroom, 1-bath home situated on 8.31+/- acres - Selling via Online Auction: Tuesday, December 1st at 6:30 pm. Featuring a functional layout with a formal dining room and a family room with a wood-burning stove. The home also offers a kitchen with abundant cabinetry and a walk-in pantry, a primary bedroom with walk-in closet, and a partial basement. The acreage adds to the appeal with a combination of pasture and farmland, along with multiple outbuildings, including a 40' x 20' pole barn/garage, 48' x 20' pole barn, and 16' x 27' utility shed. Pasture with electric fencing provides additional possibilities for livestock or agricultural use, while the covered porch and open patio offer spaces to enjoy the peaceful country surroundings. Open House: Tuesday, November 24th from 5:30-6 pm

Agent Remarks Online Auction: Tuesday, December 1st at 6:30 pm Open House: Tuesday, November 24th from 5:30-6 pm Full terms 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 bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 8.3100 / 361,984 / 479x814
Above Gd Fin SqFt 1,850 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 126 **New Const** No **Date Complete** **Ext** Metal, Vinyl

Room Dimensions

	RM DIM		LVL
LR	19 x 15		M
DR	8 x 12		M
FR	12 x 13		M
KT	16 x 11		M
BK	x		
DN	x		
1B	12 x 12		M
2B	14 x 15		U
3B	12 x 9		U
4B	12 x 9		U
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 7x 13

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Forced Air, Propane Tank Owned
Cooling Central Air

AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Countertops -Laminate, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Pantry-Walk In, Patio Open, Porch Covered, Range

Garage 4.0 / Detached / 40 x 24 / 960.00
Outbuilding 1 Pole/Post 48 x 20
Outbuilding 2 Shed 16 x 27 432
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, Rolling, 6-9.999, Pasture
Ttl Below Gd SqFt 296 **Ttl Fin SqFt** 1,850 **Year Built** 1900
Bsmt Crawl, Partial Basement **# Rooms** 9
Basement Material Stone

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Electric, Farm
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 Dishwasher, Refrigerator, Dryer-Electric, Water Filtration System, Water Heater Gas
FIREPLACE Wood Burning Stove

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and John Burnau **Lic #** AC31300015 **Auction Date** 11/3/2026 **Time** 6:30 **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $977.92 **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 11/3/2026 **Start Showing Date** **Exp Date** 1/1/2027 **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** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Front 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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