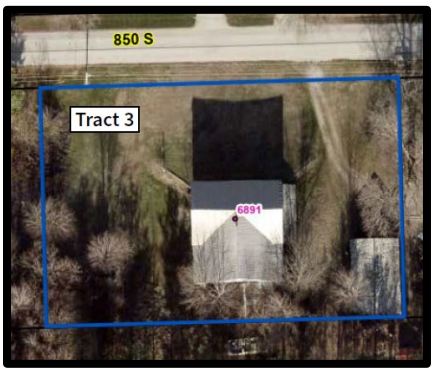
LAKE VIEWS, WATERFRONT LIVING & ROOM TO EXPLORE

HOME, WOODED LOT, BARN LOT — OFFERED IN 3 TRACTS

Great Opportunity, Bid on Tracts Individually, Any Combination or the Entirety!

Enjoy the appeal of lake-area living with this exciting opportunity featuring three individual real estate tracts near Yellow Creek Lake! Whether you're looking for a waterfront home to enjoy throughout the seasons, wooded acreage with a beautiful lake view, or additional land with existing outbuildings, these properties offer a variety of options to consider. From relaxing along the waterfront and enjoying the surrounding natural setting to exploring the possibilities of additional land and storage, there's something here for buyers with a variety of interests.





Tract 1 – Waterfront Home: This quaint 2-bedroom, 1-bath home offers an opportunity to enjoy the lake right outside your door! Inside, vaulted ceilings create an open feel, while the large deck provides a wonderful place to relax, entertain, and take in the waterfront surroundings. Adding to the property's appeal is a detached 2-car garage with a bathroom inside, offering convenient space for vehicles, lake essentials, and additional storage.

Tract 2 – Wooded Vacant Land: Situated directly across the road from Tract 1, this 1.5+/- acres of heavily wooded surroundings, this tract provides a beautiful natural setting with a view of Yellow Creek Lake. Whether you envision a private recreational getaway, a place to enjoy the outdoors, or an opportunity to explore potential residential development, this property offers an appealing combination of acreage, privacy, and lake views.

Tract 3 – Land with Farm Structures: Located approximately 0.7 miles West from Tract 1, this 0.58+/- acres tract features an existing barn and corn crib, providing additional space and possibilities for storage, equipment, hobbies, or other uses.

This unique opportunity is being offered in 3 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

Open House: Sunday, November 29th from 1-2 pm

www.BidMetzger.com

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WATERFRONT HOME, WOODED LOT & BARN LOT — OFFERED IN 3 TRACTS NEAR YELLOW CREEK LAKE!



Tract 1: Waterfront Home 6229 W 850 S

Featuring a Quaint 2-bedroom, 1-bath home, this property offers a great opportunity for those seeking to embrace the lake lifestyle. A large wooden deck over looking the lake provides space to relax and enjoy the surroundings. The detached 2-car garage, complete with an additional bathroom inside, provides useful space for vehicles, boats, recreational equipment, lake essentials, or hobbies.



Tract 2: W 850 S

Explore the possibilities of this heavily wooded 1.5+/- acre tract featuring a view of Yellow Creek Lake! The natural surroundings offer an appealing setting for those who appreciate privacy, outdoor recreation, and the beauty of a wooded landscape.



Tract 3: 6891 W 850 S

Offering a different kind of opportunity, this 0.58+/- acre tract features an existing 46'x52' barn and 24'x40' corn crib, providing additional space for storage, equipment, hobbies, or other practical uses. This property offers flexibility and room to explore its possibilities.

With three separate tracts offering a waterfront home, wooded acreage with a lake view, and land with a barn and corn crib, this is an opportunity to find the property that fits your interests and plans. Whether you're looking for a place to enjoy the water, a wooded setting to make your own, or additional space for storage and hobbies, explore what these Yellow Creek Lake properties have to offer!



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