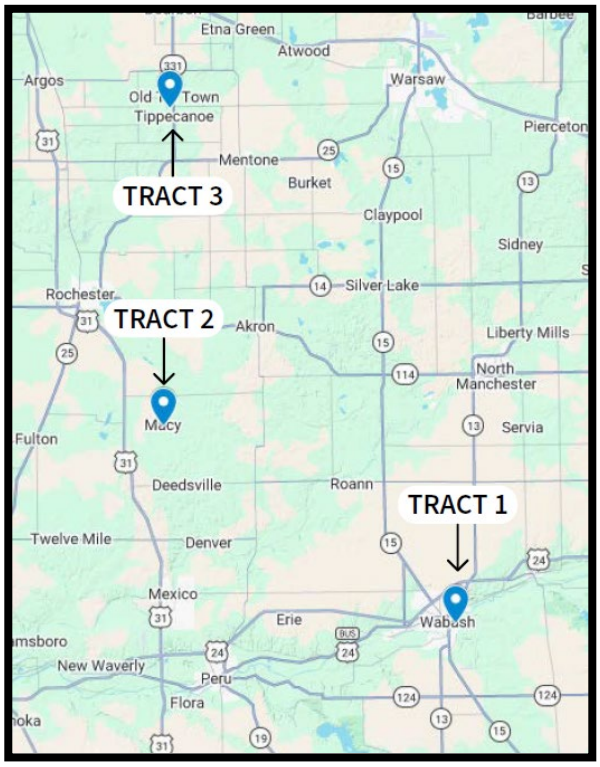
Auction Details

Three Residential Investment Properties Offered Across Different Communities!
Located in Wabash, Miami, and Marshall Counties
OFFERED IN 3 TRACTS



Featuring three residential properties located in three different communities, this real estate offering presents an opportunity to explore a variety of homes, layouts, and possibilities! Each property offers its own combination of bedrooms, living spaces, renovations, and additional amenities. Whether you're searching for a place to call home, looking for another property to add to your rental portfolio, or considering an additional real estate investment, these three tracts offer opportunities worth exploring. With each property offering something different, buyers have the flexibility to find the one that best fits their needs, plans, and future goals.

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!

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

www.BidMetzger.com

TRACT 1

380 E Main St., Wabash, IN 46992



Tract 1 offers plenty of room and versatility. This renovated 1½-story home features 5 bedrooms and 2 full baths. With two bedrooms conveniently located on the main level and three additional bedrooms upstairs, the home provides a spacious layout with flexibility for a variety of living arrangements.



Additional features include a partial unfinished basement, providing extra storage space, along with a covered front porch and open back deck for enjoying the outdoors.

With renovations already completed and five bedrooms to accommodate a variety of needs, this property offers an appealing opportunity for those seeking a spacious home or looking to add another property to their real estate portfolio. Whether for personal use or continued rental possibilities, there is plenty to appreciate with this tract.





ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

Noble Township • Wabash County • Wabash, IN

Open House: Monday, December 7th from 7-7:30 pm

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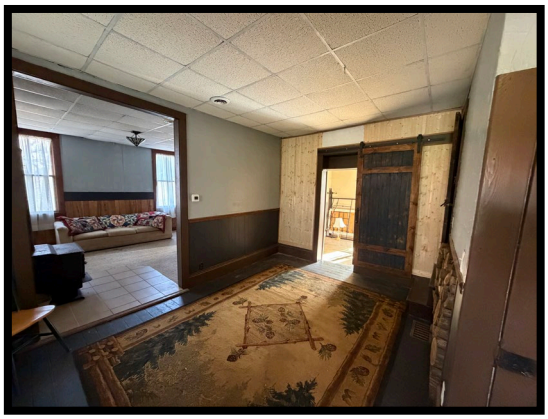
TRACT 2

295 E Walnut St., Macy, IN 46951





Tract 2 features a classic brick exterior and distinctive interior details inside a 1½-story home with 3 bedrooms and 1 full bath. The layout includes a living room with a wood-burning stove, a separate den providing additional living space, and a dining room with convenient access from the entry foyer.



The small entry foyer features a built-in wood storage area incorporated into the wall, while a wooden sliding door leads into the dining room. Additional features include an enclosed front porch and an enclosed back room that opens to a small concrete pad, offering extra space to enjoy or utilize.



A partial unfinished basement provides additional storage potential. With its brick exterior, multiple living areas, and enclosed porch spaces, this property offers character and versatility for a new owner, whether seeking a personal residence or another rental property opportunity.

ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

Allen Township • Miami County • Macy, IN

Open House: Monday, December 7th from 5:30-6 pm

TRACT 3

3303 Blackford Dr., Tippecanoe, IN 46570

Tract 3 offers a freshly 1-story home featuring 3 bedrooms and 1 full bath, situated on 1.22+/- acres and includes two parcels! With a landscaped setting, gravel driveway, and additional outdoor space, this property offers a combination of comfortable living and room to spread out.





Inside, the home features an eat-in kitchen with a kitchen island, creating a functional space for everyday meals and gathering. An enclosed back area provides convenient access to the attached 4-car garage, offering impressive additional space for vehicles, storage, hobbies, or a workshop.

The garage features two overhead doors and concrete floors, adding to the property's versatility. With renovations already completed, two parcels included, and a spacious garage, this property offers plenty of possibilities for personal ownership or as an addition to a real estate investment.



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ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

Tippecanoe Township • Marshall County

Open House: Thursday, December 3rd from 5:30-6 pm