Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Manuf. Home/Mobile Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647171 **3303 Blackford Drive** **Tippecanoe** **IN** 46570 **LP** $0



Area Marshall County **Parcel ID** 50-23-24-000-032.000-012 **Type** Manuf. **Waterfront** No
Sub No Name Park **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Tippecanoe **Style** One Story **REO** No **Short Sale** No
School District Triton School Corporation **Elem** Triton
Intermediate **JrH** Triton **SrH** Triton
Legal Description ACREAGE: .74 AUDITOR DESC: PAR 16 1844.3' N & 1476.34' W SE COR LEGAL DESC: LC BRIGHT,
Directions to Property US 30 E to State Road 19 South, follow that to State Road 10 and head West, at State Road 331 head South, turn right onto Blackford Dr., property is on your left

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

Remarks Enjoy the combination of comfortable living, outdoor space, and impressive garage accommodations with this renovated 1-story home Selling via Online Auction on Thursday, December 10th at 6 pm est. offering 3 bedrooms and 1 full bath on 1.22+/- acres. Situated on two parcels, the property features a landscaped setting and gravel driveway, creating an appealing setting with room to spread out. Inside, the eat-in kitchen offers a kitchen island, providing a functional gathering space for everyday meals and entertaining. An enclosed back area leads to the attached 4-car garage, complete with two overhead doors and concrete floors, offering plenty of room for vehicles, storage, hobbies, or workshop space. Whether you're looking for a home with extra room for your interests or another property to add to your investment portfolio, this tract offers plenty of possibilities. Open House: Thursday, December 3rd from 5:30-6 pm est.

Agent Remarks Online Auction: Thursday, December 10th at 6 pm est. Open House: Thursday, December 3rd from 5:30-6 pm est. Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of the auction & be present with them at any showings they attend. Client Registration form available on bidding site. Two parcels included in sale. Property has operated as a rental. Utilities are unknown to seller.

Sec **Lot** **Lot Ac/SF/Dim** 1.2200 / 53,143 / Irregular
Above Gd Fin SqFt 1,248 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 27 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	22	x	13	M
DR	9	x	10	M
FR		x		
KT	14	x	10	M
BK		x		
DN		x		
1B	11	x	10	M
2B	11	x	9	M
3B	11	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 6 x 10

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Gas, Propane, Forced Air
Cooling None

AMENITIES Eat-In Kitchen, Kitchen Island, Landscaped, Porch Enclosed, Range/Oven Hook Up Elec, Tub/Shower Combination

Garage 4.0 / Attached / 48 x 28 / 1,344.
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Corner, Irregular, Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,248 **Year Built** 1999
Bsmt Crawl **# Rooms** 5
Basement Material

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**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
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**	
Pool Type			

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/17/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,314.48 **Exemptions** **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 11/17/2026 **Start Showing Date** **Exp Date** 3/31/2027 **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** Yes **Form Exception**
Virtual **Lockbox Type** None **Lockbox Location** None **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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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