

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202616425	1884 S Packerton Road	Warsaw	IN	46580	LP	\$0
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<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-11-22-200-450.000-031	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	4	<b>F Baths</b>	3
<b>Township</b>	Wayne	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No
<b>School District</b>	Warsaw Community			<b>Elem</b>	Jefferson		
<b>Intermediate</b>		<b>JrH</b>	Lakeview	<b>SrH</b>	Warsaw		
<b>Legal Description</b>	003-112-003.D S 1/2 Se 22-32-6 2.50A						
<b>Directions to Property</b>	Pierceton Rd. to Packerton, South on Packerton, first property past Southtown Estates Drive on East side of the road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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**Remarks** Spacious ranch home on 2.5 acres featuring 4 bedrooms, 2.5 baths, and an open-concept kitchen and living area with gas fireplace is going to Online Auction: Thurs. June 4th at 6:30 pm. Updated kitchen with quartz countertops and a primary suite addition with walk-in closet. Bathrooms include a Safe Step walk-in tub, jetted tub, and separate shower. Enjoy the outdoors with a beautiful in-ground pool, patio, and 3-season room—perfect for relaxing or entertaining. Partially finished basement with rec room adds extra living space. Additional features include a pole barn, full-property dog fence, and new furnace & central air (2025). A great combination of space, updates, and outdoor amenities—don't miss it! OPEN HOUSE: Thurs. 5/28 from 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 6/4 at 6:30 pm Open House: Thurs. 5/28 - 5:30-6 pm A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form is available on the bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.5000 / 108,900 / 145x715	<b>Lot Desc</b>	Level, 0-2.9999
<b>Above Gd Fin SqFt</b>	2,092	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,102
<b>Age</b>	53	<b>New Const</b>	No	<b>Ext</b>	Brick
<b>Ttl Below Gd SqFt</b>	1,582	<b>Ttl Fin SqFt</b>	3,194	<b>Year Built</b>	1973
<b>Basmt</b>	Crawl, Slab, Partially Finished	<b># Rooms</b>	6	<b>Basement Material</b>	Block
<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	<b>Dryer Hookup Elec</b>	Yes
<b>Dryer Hookup G/E</b>	No	<b>Guest Qtrs</b>	No	<b>Disposal</b>	No
<b>Water Soft-Owned</b>	Yes	<b>Split Firpln</b>	No	<b>Water Soft-Rented</b>	No
<b>Water Soft-Rented</b>	No	<b>Ceiling Fan</b>	Yes	<b>Alarm Sys-Sec</b>	No
<b>AMENITIES</b>	ADA Features, Breakfast Bar, Ceiling Fan(s), Closet(s)	<b>Skylight</b>	No	<b>Alarm Sys-Rent</b>	No
<b>Walk-in, Countertops-Stone, Court-Basketball, Dryer Hook Up</b>		<b>ADA Features</b>	Yes	<b>Garden Tub</b>	No
<b>Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet Tub,</b>		<b>Fence</b>	Pet Fence	<b>Jet Tub</b>	Yes
<b>Garage</b>	2.0 / Attached / 24 x 23 / 552.00	<b>Golf Course</b>	No	<b>Pool</b>	Yes
<b>Outbuilding 1</b>	Pole/Post Building 24 x 30	<b>Nr Wlkg Trails</b>	No	<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Window
<b>Outbuilding 2</b>	x	<b>Garage Y/N</b>	Yes	<b>Treatments, Dryer-Electric, Freezer, Pool Equipment, Sump Pump, Water Filtration</b>	System, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds
<b>Assn Dues</b>		<b>Off Street Pk</b>	Yes	<b>FIREPLACE</b>	Living/Great Rm, Gas Log
<b>Frequency</b>	Not Applicable				

<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Type</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & John Burnau	<b>Lic</b>	AC31300015	<b>Auction Date</b>	5/4/2026	<b>Time</b>	6:30
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Location</b>	BidMetzger.com	<b>Excluded Party</b>	None
<b>Annual</b>	\$2,588.04	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>	
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing</b>	Showingtime or Open House						
<b>List Date</b>	5/4/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	10/30/2026	<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>					
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>			

**Presented by:** Tiffany Reimer - Cell: 260-571-7910

/ Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.