

Class RESIDENTIAL

Property Type Site-Built Home

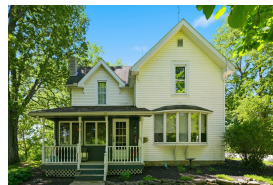
Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202621783	5984 E Blue Star Highway	Lagro	IN	46941	LP	\$0
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Area	Wabash County	Parcel ID	85-11-25-400-027.000-003	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	4	F Baths	2
Township	Lagro	Style	One and Half Story	REO	No	Short Sale	No
School District	MSD of Wabash County Schools			Elem	Metro North/Sharp Creek		
Intermediate		JrH	Northfield	SrH	Northfield		
Legal Description	PT SE 1/4 25-28-7 4.99AC						
Directions to Property	E US Highway 24 to N 600 E, Turn R, to E Blue Star Hwy, Turn R, first residence on South side of road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Country Home on 4.99+/- Acres is Selling via Online Auction, Wed. July 1st at 6 pm. Nestled among mature trees on approximately 5 acres, this well-maintained 4-bedroom, 2-bath home offers the perfect blend of privacy, character, and comfort. Features include beautiful hardwood floors, quality kitchen cabinetry, unique architectural details such as exposed brick accents, stained-glass, & multiple wood-burning stoves for warmth and charm. The spacious primary suite includes a large walk-in closet, while the inviting 3-season room & covered porch provide peaceful spaces to relax and enjoy the surrounding nature. Complete with a 3-car attached garage and secluded country setting, this property offers a rare opportunity to enjoy quiet country living without sacrificing convenience. Open House: Wed. June 24th • 5:30 - 6pm

Agent Remarks Online Auction: Wed. July 1st • Starting at 6 pm Open House: Wed. June 24th - 5:30 - 6 pm New Furnace installed, sellers always heated with only wood. A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form is available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	4.9900 / 217,364 / 680x270x292x42	Lot Desc	Irregular, Partially Wooded, Rolling, 3-5.9999						
Above Gd Fin SqFt	2,503	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	169	Ttl Fin SqFt	2,503	Year Built	1916
Age	110	New Const	No	Date Complete		Ext	Vinyl, Wood	Bsmt	Crawl, Slab, Partial Basement	# Rooms	9

Room Dimensions			Baths	Full	Half	Water	Well	Dryer Hookup Gas	No	Fireplace	Yes
RM DIM	LVL	B-Main	2	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No	
LR 16 x 18 M		B-Upper	0	0	Sewer	Septic	Dryer Hookup G/E	No	Split Firpln	Yes	
DR 30 x 12 M		B-Blw G	0	0	Fuel / Heating	Propane, Wood, Forced Air,	Disposal	No	Ceiling Fan	Yes	
FR x		Laundry Rm	Main		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No	
KT 12 x 14 M		Laundry L/W	6 x 7				Water Soft-Rented	No	ADA Features	No	
BK x		AMENITIES	Bar, Breakfast Bar, Built-In Bookcase, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Deck Covered, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet								
DN x							Alarm Sys-Sec	No	Fence		
1B 12 x 16 M							Alarm Sys-Rent	No	Golf Course	No	
2B 8 x 12 U							Garden Tub	No	Nr Wlkg Trails	No	
3B 14 x 16 U		Garage	3.0 / Attached	/ 50 x 24	/ 1,200.		Jet Tub	No	Garage Y/N	Yes	
4B 12 x 14 U		Outbuilding 1	Shed	12 x 12			Pool	No	Off Street Pk	Yes	
5B x		Outbuilding 2		x			Pool Type				
RR x		Assn Dues				Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Washer, Cooktop-Electric, Dryer-Electric, Oven -Built-In, Oven-Electric, Water Heater Electric, Water Softener-Owned		
LF x		Other Fees						FIREPLACE	Dining Rm, Living/Great Rm, Wood Burning, Two, Wood Burning Stove		
EX 14 x 8 M		Restrictions									

Water		Wtr Name		Water Frontage		Channel Frontage	
Water				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic	AC31300015	Auction Date	6/5/2026	Time	6
Financing:	Existing	Proposed		Location	Online: BidMetzger.com		
Annual	\$1,580.90	Exemptions		Excluded Party	None		
Possession	At closing			Assessed Value			
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		
Co-List Office				Co-List Agent			
Showing	Showingtime or Open House						
List Date	6/5/2026	Start Showing Date		Exp Date	12/31/2026	Owner/Seller a Real Estate	No
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$				
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual		Lockbox	Mechanical/Combo	Lockbox Location	Door in garden		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell Office		Co-Sell Agent		Sell Team			

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.