



# Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Site-Built Home

CDOM

DOM

Auction Yes

58730 Ash Road	Three Rivers	MI	49093	LP	\$0
----------------	--------------	----	-------	----	-----



**Area** St. Joseph County **Parcel ID** 009-040-021-00 **Type** Site-Built Home **Waterfront** Yes  
**Sub** **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0  
**Township** White Pigeon **Style** One Story **REO** No **Short Sale** No  
**School District** Three Rivers **Elem** Park Elementary School  
**Intermediate** **JrH** Three Rivers Middle School **SrH** Three Rivers High School  
**Legal Description** LOT 21 EXC E 80 FT. ALSO COM AT NE COR LOT 20 ASH SUB TH N 58 DEG 44' 30" W 60 FT TH SLY TO S  
**Directions to Property** Heading east on 6th Avenue Rd from Three Rivers, turn right onto Ash Rd. Continue on that road until you get to the 3rd curve, the house will be on your right.

<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>
---------------------------	--------------------	----------------------	---------------------------

**Remarks** Escape to this peaceful beauty on the St. Joseph River. This charming 2-bedroom, 1-bath is selling via Online Auction Thursday, August 6th at 6:30 pm. Featuring approximately 215 feet of river frontage. Step right outside to enjoy the river from your own backyard—perfect for kayaking, fishing, or simply relaxing by the water. Whether you're looking for a vacation cabin, weekend retreat, or potential rental investment, this unique waterfront property offers endless possibilities in a serene natural setting. Come see for yourself Thursday, July 30th, 2026 from 5:30-6 pm!

**Agent Remarks** Online Auction: Thursday, August 6, 2026 at 6:30 pm Open House: Thursday, July 30th, 2026 from 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 any & all showings they attend. Client Registration form available on the bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b> 0.7600 / / 145 X 215	<b>Lot Desc</b> Rolling, Waterfront, Flood Plain, 0-2.9999, Water View
<b>Above Gd Fin SqFt</b> 1,242	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0 <b>Ttl Fin SqFt</b> 1,242 <b>Year Built</b> 1958
<b>Age</b> 68	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl <b>Bsmt</b> None <b># Rooms</b> 5

<b>Room Dimensions</b>			<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>	<b>Basement Material</b>	
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	<b>1</b>	<b>0</b>	<b>Well</b>	<b>Private</b>	<b>Dryer Hookup Gas</b>	<b>No</b>	<b>Fireplace</b>
<b>LR</b> 12 x 18	<b>M</b>	<b>B-Upper</b> 0	<b>0</b>	<b>Sewer</b> Other	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No	<b>Dryer Hookup G/E</b> No	<b>Split Firpln</b> No	
<b>DR</b> 11 x 14	<b>M</b>	<b>B-Blw G</b> 0	<b>0</b>	<b>Fuel /</b> Gas, Forced Air	<b>Disposal</b> No	<b>Ceiling Fan</b> No	<b>Water Soft-Owned</b> No	<b>Skylight</b> No	
<b>FR</b> x		<b>Laundry Rm</b> Main		<b>Heating</b>	<b>Water Soft-Rented</b> No	<b>ADA Features</b> No	<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>KT</b> 12 x 14	<b>M</b>	<b>Laundry L/W</b> x		<b>Cooling</b> Window	<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	<b>Alarm Sys-Sec</b> No	<b>Golf Course</b> No	
<b>BK</b> x		<b>AMENITIES</b> Dryer Hook Up Electric, Stand Up Shower			<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	<b>Alarm Sys-Rent</b> No	<b>Nr Wlkg Trails</b> No	
<b>DN</b> x					<b>Jet Tub</b> No	<b>Garage Y/N</b> No	<b>Alarm Sys-Sec</b> No	<b>Garage Y/N</b> No	
<b>1B</b> 10 x 12	<b>M</b>				<b>Pool</b> No	<b>Off Street Pk</b> Yes	<b>Alarm Sys-Sec</b> No	<b>Off Street Pk</b> Yes	
<b>2B</b> 9 x 14	<b>M</b>				<b>Pool Type</b>		<b>Alarm Sys-Sec</b> No		
<b>3B</b> x		<b>Garage</b> / / x /			<b>SALE INCLUDES</b> Refrigerator, Range-Gas		<b>Alarm Sys-Sec</b> No		
<b>4B</b> x		<b>Outbuilding 1</b> None			<b>FIREPLACE</b> None		<b>Alarm Sys-Sec</b> No		
<b>5B</b> x		<b>Outbuilding 2</b>					<b>Alarm Sys-Sec</b> No		
<b>RR</b> x		<b>Assn Dues</b>		<b>Frequency</b> Not Applicable			<b>Alarm Sys-Sec</b> No		
<b>LF</b> x		<b>Other Fees</b>					<b>Alarm Sys-Sec</b> No		
<b>EX</b> x		<b>Restrictions</b>					<b>Alarm Sys-Sec</b> No		

<b>Water</b> Frontage Lot	<b>Wtr Name</b> Saint Joseph River	<b>Water Frontage</b> 215.00	<b>Channel Frontage</b>
<b>Water</b>		<b>Water Type</b> River	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic</b> AC31300015	<b>Auction Date</b> 7/9/2026	<b>Time</b> 6:30
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online: BidMetzger.com	<b>Excluded Party</b> None
<b>Annual</b> \$1,396.48	<b>Exemptions</b>	<b>Year Taxes Payable</b> 2025	<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> Mossy Oak Properties/Indiana Land and Lifestyle	<b>Co-List Agent</b> Brecken Kennedy - Cell: 260-578-7661		
<b>Showing</b> ShowingTime or Open House			
<b>List Date</b> 7/9/2026	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2026	<b>Owner/Seller a Real Estate</b> No <b>Agent/Owner Related</b> No
<b>Seller Concessions Offer Y/N</b> No	<b>Seller Concession Amount</b> \$		
<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:** Chad Metzger - Cell: 260-982-9050 / 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.