



Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL

Property Site-Built Home Status Active CDOM 0 DOM 0 Auction Yes

MLS 202634644 1052 N 75 E Road Albion IN 46701 LP \$0



Area Noble County Parcel ID 57-12-30-200-014.000-00 Type Site-Built Home Waterfront Yes
Sub None Cross Street Bedrms 3 F Baths 3 H 0
Township Jefferson Style One and Half Story REO No Short Sale No
School District Central Noble Community Elem Central Noble
Intermediate JrH Central Noble Jr/Sr SrH Central Noble Jr/Sr
Legal Description Approximately 4.5+/- Acres part of Pt E1/2 Se1/4 Sec 30 2a & 30' Easement & E 1/2 SE 1/4 Sec 30 20.16A
Directions to Property N SR 9 South to E 100 N, Turn Right, turn Left on N 75 E, first property on East side of road

Inside City City Zoning County Zoning

Remarks 22+/- Acre Homestead is being offered via Online Auction: Wed. Sept. 16th at 6 pm. This is Tract 1 - Nestled in a picturesque countryside setting, Tract 1's spacious 5 -bedroom, 3.5-bath home offers the perfect blend of comfort, versatility, & rural charm on 4.5+/- Acres. Surrounded by mature trees and overlooking a beautiful private pond, the property provides a peaceful retreat with plenty of room to relax and entertain. Enjoy morning coffee in the inviting 3-season room or unwind on the open porch while taking in the tranquil views. Inside, the open-concept living and dining area creates a warm and welcoming gathering space. Open Kitchen & Hardwood Floors with Fireplace add to the ambiance. The main-level primary suite features a private ensuite bath and walk-in closet, while two additional bedrooms on the first floor and three bedrooms & bathroom upstairs provide ample space for family and guests. A convenient partial basement with 200-amp electrical service, Whole House Generator, and an attached 3-car garage add to the home's functionality. The property also includes a private mother-in-law suite complete with its own bathroom and kitchenette, offering ideal accommodations for extended family or guests. Outside, you'll find a large pole barn with durable concrete floors, perfect for storage, hobbies, equipment, or workshop space. Combining spacious living, exceptional outbuildings, and a serene country landscape, this

Agent Remarks Online Estate Auction: Wed. September 16th at 6 pm Open House: Sunday, September 13th | 1-2 pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site. LP Tank is Rented

Sec Lot Lot Ac/SF/Dim 4.5000 / 196,020 / 445x430 Lot Desc Corner, Irregular, Partially Wooded, 3-5.9999, Water View
Above Gd Fin SqFt 3,704 Above Gd Unfin SqFt 0 Below Gd Fin SqFt 0 Ttl Below Gd SqFt 1,542 Ttl Fin SqFt 3,704 Year Built 1900
Age 126 New Const No Date Complete Ext Stone, Vinyl Bsm Crawl, Slab, Partial Basement, Partially Finished # 8

Room Dimensions			Baths	Ful	Hal	Water	Well	Basement Material			Block, Stone		
RM	DIM	LV	B-Main	2	0	Well	Private	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 16	M	B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	15 x 12	M	B-Blw G	0	0	Fuel /	Geothermal	Dryer Hookup G/E	No	Split FlrPln	Yes		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
KT	22 x 17	M	Laundry	10 x 10		Cooling	Geothermal	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Vaulted,									ADA Features	No
DN	x		Closet(s) Walk-in, Deck Covered, Eat-In Kitchen, Foyer Entry,									Fence	No
1B	16 x 16	M	Garage Door Opener, Generator-Whole House, Kitchen Island,									Golf Course	No
2B	15 x 15	M						Garden Tub	No	Nr Wlkg	No		
3B	15 x 15	U	Garage	3.0 / Attache	/	40 x 40 / 1,600.		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	Pole/Post		38 x 44		Pool	No	Off Street	Yes		
5B	x		Outbuilding 2	Outbuilding		24 x 36 864		Pool Type					
RR	x		Assn Dues			Frequenc	Not Applicable	SALE INCLUDES	Range-Electric				
LF	x		Other Fees					FIREPLACE	Living/Great Rm				
EX	14 x 14	U	Restrictions										

Water	Wtr Name	Water Frontage	Channel Frontage						
Water		Water Type Pond	Lake						
Auctioneer	Chad Metzger	Lic	AC31300015	Auction	8/24/2026	Tim	6	Location	Online Auction:
Financing	Existing	Proposed						Excluded Party	None
Annual	\$1,491.48	Exemptions		Year Taxes Payable	2026			Assessed Value	
Possessio	At closing								
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050						
Agent	chad@metzgerauction.com	List Agent - User	UP388053395	List Team					
Co-List Office		Co-List Agent							
Showing	Showintime or Open House								
List Date	8/24/2026	Start Showing	Exp Date	11/30/202	Owner/Seller a Real Estate	No	Agent/Owner	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	front door railing		Type of		
Pending Date		Closing Date		Selling Price			How Sold		
Ttl Concessions		Sold/Concession					Conc Paid By		
Sell Office		Sell Agent							
Co-Sell		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.