



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS	202634774	2331 S Packerton Road	Warsaw	IN	46580	LP	\$0
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Area	Kosciusko County	Parcel ID	43-11-27-100-304.000-03	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	2	F Baths	1
Township	Wayne	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Elem	Jefferson		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	003-129-012 PT S 1/2 NE 27-32-6 1.58A						
Directions to Property	Going East on Pierceton Road from Winona Lake, turn right onto Packerton Road. Continue straight going through the intersection of E 225 S. The property will shortly come up on your right.						

Inside City	City Zoning	County	Zoning
Remarks Country Home on 1.58± Acres Just Minutes from Winona Lake is Selling via Online Auction: Thurs. Sept. 24th at 6 pm. Enjoy the space and peaceful setting of country living while staying conveniently close to Winona Lake, Grace College, and the area's popular biking and walking trails! Situated on 1.58± acres, this 2-bedroom, 1-bath home offers a comfortable layout, an attached 2-car garage, and a large unfinished basement providing excellent space for storage, a workshop, hobbies, or potential future living area. The property has benefited from numerous improvements, including a new roof in 2022, new shed, replacement windows in the large living area, bedroom and garage, new storm doors & south entry door, new water softener, and the addition of air conditioning to the main house. Basement improvements include an interior/exterior drainage system, sump pump, and dry well, with radon mitigation completed in 2018. Enjoy dining & sitting outside on your secluded deck, just off the back of the house. The 1.58± acres provides plenty of room to enjoy the country setting while still being just minutes from the restaurants, shops, recreation, and charm of the Winona Lake Area. A great opportunity to enjoy a little more space without giving up the convenience of being close to everything Winona Lake and Warsaw have to offer! OPEN HOUSE: Thurs. September 17th 5:30-6pm			

Agent Remarks Online Auction: Thursday, Sept. 24th at 6 pm Open House: Thursday, Sept. 17th | 5:30-6 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.

Sec	Lot	Lot Ac/SF/Dim	1.5800 / 68,825 / 215 x 330	Lot Desc	Partially Wooded, 0-2.9999
Above Gd Fin SqFt	1,962	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	1,170
Age	74	New Const	No	Ttl Fin SqFt	1,962
		Date Complete		Year Built	1952
		Ext Vinyl		#	8
Room Dimensions		Baths	Ful	Hal	Water
	RM DIM	LV	B-Main	1	0
LR	19 x 14	M	B-Upper	0	0
DR	14 x 12	M	B-Blw G	0	0
FR	23 x 20	M	Laundry Rm	Main	Heating
KT	12 x 9	M	Laundry	10 x 5	Cooling
BK	x		AMENITIES Built-In Bookcase, Ceiling Fan(s), Deck Open, Garage		
DN	15 x 11	M	Door Opener, Near Walking Trail, Storm Doors, Stand Up Shower,		
1B	13 x 12	M	Formal Dining Room, Main Floor Laundry, Sump Pump, Washer		
2B	12 x 11	M			
3B	x		Garage	2.0 / Attache	/ 30 x 24 / 720.0
4B	x		Outbuilding 1	Shed	12 x 10
5B	x		Outbuilding 2		x
RR	x		Assn Dues	Frequenc	Not Applicable
LF	x		Other Fees		
EX	x		Restrictions		
				Basement Material	Block
				Dryer Hookup Gas	No
				Dryer Hookup Elec	No
				Dryer Hookup G/E	No
				Disposal	No
				Water Soft-Owned	Yes
				Water Soft-Rented	No
				Alarm Sys-Sec	No
				Alarm Sys-Rent	No
				Garden Tub	No
				Jet Tub	No
				Pool	No
				Pool Type	
				SALE INCLUDES	Over-Gas, Range-Gas, Sump Pump, Water Heater Electric, Water Softener-Owned
				FIREPLACE	Living/Great Rm, Fireplace Insert

Water	Wtr Name				Water Frontage		Channel Frontage	
Water					Water Type		Lake	
Auctioneer	Chad Metzger		Lic	AC31300015	Auction	8/25/2026	Tim	6
Financing	Existing		Proposed			Location Online at BidMetzger.com		
Annual	\$1,019.22	Exemptions	Homestead, Over 65,		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	Showing Time or Open House							
List Date	8/25/2026	Start Showing		Exp Date	1/31/2027	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	Front Door		
Pending Date		Closing Date			Selling Price			
Ttl Concessions		Sold/Concession			How Sold			
Sell Office		Sell Agent			Conc Paid By			
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.