



Residential Agent Full Detail Report



Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202640934	3257 SE Lakeshore Drive	Macy	IN	46951	LP	\$0
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Area	Fulton County	Parcel ID	25-12-15-311-001.000-00	Typ	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrm	2	F Baths	1
Township	Liberty	Style	One Story	REO	No	Short Sale	No
School District	Caston S.D.			Ele	Caston		
Intermediate		JrH	Caston Jr/Sr	SrH	Caston Jr/Sr		
Legal Description	LOT 41 IRA C & MYRTLE B SMITH ADD. 307-08069-16						
Directions to Property	State Road 31 South to E 650 S, head West to SE Lakeshore Dr., turn Left, property is first on East side of the road						

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks Completely Updated 2-bedroom, 1-bath bungalow situated on a desirable corner lot with fantastic entertaining spaces & beautiful views of peaceful Nyona Lake is Selling via Online Auction on Oct. 29th at 6 pm. This inviting property offers comfortable living spaces, thoughtful updates, and a great outdoor setting to enjoy the seasons. Step outside to take advantage of the outdoor space, perfect for relaxing, entertaining, or enjoying peaceful lake views. Whether you're looking for a weekend getaway, a vacation home or year-round residence, this cozy cottage offers an excellent opportunity to enjoy the lake lifestyle. Open House, Wed. Oct. 21st from 5:30 - 6 pm

Agent Remarks Online Auction: Thursday, Oct. 29th at 6 pm Open House: Wed. October 21st from 5:30 - 6 pm Full terms available in Docs. RE BROKERS: Must register clients in 24 hrs in advance of the auction & be present with them at any showing they attend. Client Registration form available on the bidding site.

Sec	Lot 41	Lot Ac/SF/Dim				0.1000 / 4,312 / 54x77		Lot Desc	Corner, Irregular, Level, 0-2.9999, Water View								
Above Gd Fin SqFt		780	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		780	Year Built	1900	
Age	126	New Const	No	Date Complete		Ext		Wood	Bsmt		Crawl	# Rooms				4	
<u>Room Dimensions</u>				Baths	Full	Half	Water	Well	Basement Material		Block, Stone						
RM DIM		LVL	B-Main	1	0	Well	Private	Dryer Hookup Gas		No	Fireplace		No				
L	12	x 16	M	B-Upper	0	0	Sewer	Public	Dryer Hookup Elec		Yes	Guest Qtrs		No			
D		x		B-Blw G	0	0	Fuel /	Electric, Other	Dryer Hookup G/E		No	Split FlrPln		No			
F		x		Laundry Rm	Main		Heating		Disposal		No	Ceiling Fan		No			
K	14	x 11	M	Laundry L/W	x		Cooling	Window	Water Soft-Owned		Yes	Skylight		No			
B		x		AMENITIES Countertops-Laminate, Deck Open, Detector-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Kitchen Island, Landscaped, Porch Covered, Stand Up Shower, Main Floor Laundry													
D		x															
1B	10	x 12	M														
2B	10	x 13	M														
3B		x		Garage		/		/	x	/	Water Soft-Rented		No	ADA Features		No	
4B		x		Outbuilding	Shed			10	x 12	Alarm Sys-Sec		No	Fence				
5B		x		Outbuilding 2				x		Alarm Sys-Rent		No	Golf Course		No		
R		x		Assn Dues	Frequency Not Applicable												
LF		x		Other Fees													
E		x		Restrictions													
Water Access				Wtr		Nyona Lake			Water		Channel						
Water		Walk to Lake Access															
Water																	
Water		Lake															
Water		Lake															
Water		Non Ski Lake															
Auctioneer Name		Chad Metzger & John Burnau			Lic #	AC31300015		Auction Date	10/2/2026	Time	6pm	Location	Online: BidMetzger.com				
Financing Existing		Propose															
Annual		\$150.84			Exemption		Year Taxes			2026		Excluded Party		None			
Possession		At closing															
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		List Team						
Co-List Office		Metzger Property Services, LLC						Co-List Agent	Tiffany Reimer - Cell: 260-571-7910								
Showing Instr		Showingtime or Open House															
List Date	10/2/2026	Start Showing Date				Exp Date	12/18/202	Owner/Seller a Real Estate Licensee		No	Agent/Owner Related		No				
Seller Concessions Offer Y/N				Seller Concession Amount \$				Special List Cond.		None							
Contract		Exclusive Right to Sell			Seller's Disclosure Form		Yes	Form Exception									
Virtual				Lockbox Type		Mechanical/Combo			Lockbox Location		Front door			Type of Sale			
Offer Accepted				Closing Date		Selling Price			How Sold								
Ttl Concessions Paid				Sold/Concession		Conc Paid											
Sell Office				Sell Agent													
Co-Sell Office				Co-Sell													
Presented				Tiffanv Reimer - Cell: 260-571-7910		/ Metzger Property Services, LLC - Off: 260-982-0238											

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