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Metzger
Property Services, LLC

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260-982-0238

WWW.METZGERAUCTION.COM



Residential Agent Full Detail Report

[Schedule a Showing](#)

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 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
				Basement Material	Block, Stone							
				Dryer Hookup Gas	No	Fireplace	No					
				Dryer Hookup Elec	Yes	Guest Qtrs	No					
				Dryer Hookup G/E	No	Split FlrPln	No					
				Disposal	No	Ceiling Fan	No					
				Water Soft-Owned	Yes	Skylight	No					
				Water Soft-Rented	No	ADA Features	No					
				Alarm Sys-Sec	No	Fence						
				Alarm Sys-Rent	No	Golf Course	No					
				Garden Tub	No	Nr Wlkg Trails	No					
				Jet Tub	No	Garage Y/N	No					
				Pool	No	Off Street Pk	Yes					
				Pool Type								
				SALE INCLUDES	Microwave, Refrigerator, Window Treatments, Range-Electric, Water Heater Electric, Water Softener-Owned, Window Treatment-Blinds							

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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.



3257 SE Lakeshore Drive, Macy, IN 46951

Printed
10/02/2026

25-12-15-311-001.000-004

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Customer Links	TaxPayments
Property Card	Show Property Card
Images	Show Images(1)
OwnerName	Sampson Melanie A
StateParcelNumber	25-12-15-311-001.000-004
PropertyNumber	005-108069-16
MapNumber	
LegalDescription	Lot 41 Ira C & Myrtle B Smith Add
Acreage	0.0000
InstrumentNumber	202203397
BookNumber	
PageNumber	
LocationAddress	3257 Se Lakeshore Dr Macy,IN 46951
OwnerAddress	3257 SE Lakeshore Dr Macy,IN 46951
NeighborhoodNumber	3512152-004
NeighborhoodName	Nyona Lake / N, Mud Lake (Inland)
MarketArea	3512152

ONLINE AUCTION TERMS

2-BEDROOM BUNGALOW AT NYONA LAKE

This property will be offered via Online Auction on Thursday, October 29, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 4, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$150.84. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours ahead of the auction & be present at all showings your client attends. The Client Registration form is on the bidding website.

Online Auction: Thurs., October 29, 2026 • Bidding begins closing out at 6pm
Liberty Township • Fulton County • Macy, IN

Open House: Wed., October 21, 2026, 5:30-6pm

Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com

Property address (number and street, city, state, and ZIP code)

3157 SE Lakeshore Dr Macy IN 46951

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven			✗	
Oven	✓		✗	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms	✗		✓	
Carbon Monoxide Detectors	✓			
Switches and Outlets			✓	
Vent Fan(s)	✓			
☐ 60 ☐ 100 ☒ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric			✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)			✓	
Swimming Pool & Pool Equipment	✓			
				Yes No Unknown
Are the structures connected to a public water system?				✓
Are the structures connected to a public sewer system?				✓
Are there any additions that may require improvements to the sewage disposal system?				✓
If yes, have the improvements been completed on the sewage disposal system?				✓
Are the structure(s) connected to a private / community water system?				✓
Are the structure(s) connected to a private / community sewer system?				✓

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Melanie Sampson</i>	Date (mm / dd / yyyy) 09-18-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

3257 SE LAKESHORE DR MACY IN 46951

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning	✓			
Electric Heat Pump	✓			
Furnace Heat / Gas	✓			
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove			✓	
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source			✓	

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			✓

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>0</u> Years. <u>New</u>	✓	B	

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.		✓	

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.		✓	

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)

3257 SE Lakeshore Dr. MACY IN 46051 •

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?			✓
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?	✓		
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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25-12-15-311-001.000-004

General Information

Parcel Number
25-12-15-311-001.000-004

Local Parcel Number
00510806916

Tax ID:

Routing Number
12-15-300-007

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Fulton

Township
LIBERTY TOWNSHIP

District 004 (Local 005)
LIBERTY TOWNSHIP

School Corp 2650
CASTON

Neighborhood 3512152-004
Nyona Lake / N, Mud Lake (Inland)

Section/Plat

Location Address (1)
3257 SE LAKESHORE DR
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
3512152

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 14, 2026

Review Group 2

Sampson Melanie A

Ownership

Sampson Melanie A
3257 SE Lakeshore Dr
Macy, IN 46951

Legal

LOT 41 IRA C & MYRTLE B SMITH ADD.
307-08069-16



3257 SE LAKESHORE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2022	Sampson Melanie A	202203397	WD	/	\$65,000	V
08/23/2001	MILLER RYAN M		WD	/		I
08/23/2001	SMILEY, NORMA I #0		WD	/		I
10/04/1989	ADM. OF VETERANS		WD	/		I
07/08/1988	CHEMICAL MORTGA		WD	/		I
07/08/1988	BILLIE R. BELZER, S		WD	/		I

Res

Valuation Records

Assessment Year	2026	2026	2025	2024	2023
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/25/2026	04/07/2026	05/15/2025	04/05/2024	03/29/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☐	☐
Land	\$9,300	\$9,300	\$9,300	\$9,300	\$6,700
Land Res (1)	\$9,300	\$9,300	\$9,300	\$9,300	\$6,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$64,700	\$64,700	\$63,100	\$57,400	\$54,300
Imp Res (1)	\$64,700	\$64,700	\$63,100	\$57,400	\$53,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$800
Total	\$74,000	\$74,000	\$72,400	\$66,700	\$61,000
Total Res (1)	\$74,000	\$74,000	\$72,400	\$66,700	\$60,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		57	54x77	0.80	\$205	\$164	\$8,856	0%	1.0500	100.00	0.00	0.00	\$9,300

Nyona Lake / N, Mud Lake (1/2

Notes

9/26/2023 24RS: Land adjustment, added WDDK, changed cond of house sm/jm

10/30/2019 20RS: Per cyc/rev changed cond from A to F on dwelling--shed grade from C to D done for 2020 pay 2021-aw/Dm

Land Computations

Calculated Acreage	0.10
Actual Frontage	57
Developer Discount	☐
Parcel Acreage	0.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.10
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$9,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,300

Data Source External Only

Collector 08/11/2023 PM

Appraiser 09/26/2023 AVS

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

780 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☒ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

112

\$10,000

Wood Deck

64

\$1,900

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

Dining Rooms

0

Family Rooms

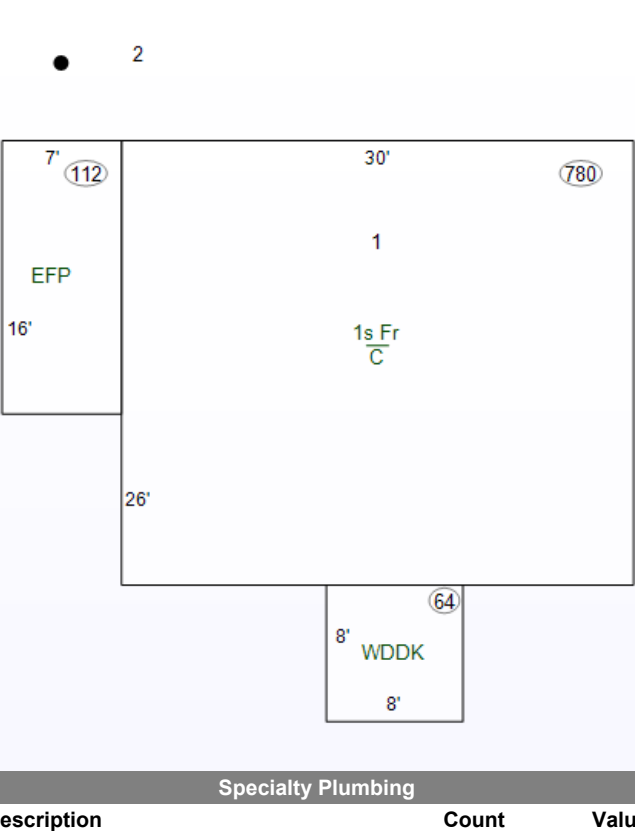
0

Total Rooms

4

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	780	780	\$106,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		780	0	\$6,100	
Slab					
		Total Base			\$112,500
Adjustments	1 Row Type Adj. x 1.00				\$112,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$112,500
Sub-Total, 1 Units					
Exterior Features (+)				\$11,900	\$124,400
Garages (+) 0 sqft				\$0	\$124,400
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.91
Replacement Cost					\$90,563

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D	1900	1980	46	A		0.91		780 sqft	\$90,563	40%	\$54,340	0%	100%	1.000	1.170	100.00	0.00	0.00	\$63,600
2: Utility Shed	1		D	2001	2001	25	A	\$28.66	0.91	\$20.86	10'x12'	\$2,504	55%	\$1,130	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM