Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641241 **2464 E 225 S Road** **Warsaw** **IN** 46580 **LP** $0



Area Kosciusko County **Parcel ID** 43-11-26-400-290.000-03 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 2 **F Baths** 2 **H Baths** 0
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Ele** Jefferson
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 003-126-003 PT NE NW 26-32-6 1.00A
Directions to Property Head east on Pierceton Rd, take second exit on roundabout to continue on Pierceton Rd, turn right on 275 E, turn right on 225 S, property will be on the right side

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Enjoy the space, privacy, and peaceful setting this well-maintained 2-bedroom, 2-bath home Selling via Live & Online Auction on Oct. 31st at 10 pm has to offer! Situated on a full acre in a desirable rural setting, this property combines comfortable living with plenty of outdoor space and practical amenities. An inviting layout provides a comfortable foundation for making the space your own. The main level features a convenient bedroom suite, making everyday living easy and accessible. The home also offers a partial basement for additional storage or flexible use. Step outside and enjoy the landscaped grounds, open back deck, and gazebo—perfect for relaxing, entertaining, or simply taking in the surrounding countryside. A detached 2-car garage provides excellent parking and storage, while a whole-house generator offers valuable peace of mind. Numerous improvements have been completed within the last couple of years, adding to the home's appeal and making it an excellent opportunity for its next owner. This property offers a wonderful combination of acreage, recent improvements, and desirable outdoor amenities, making it a great opportunity for those seeking comfort, privacy, and versatility in a peaceful rural setting!

Agent Remarks Live & Online Auction: Saturday, October 31 at 10 am Open House: Monday, October 26 from 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 hours in advance of auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 101x415 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,524 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 936 **Ttl Fin SqFt** 1,524 **Year Built** 1963
Age 63 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Slab, Partial Basement **# Rooms** 10
Basement Material Poured Concrete

Room Dimensions

	RM DIM		LVL
L	23	x 11	M
D	11	x 11	M
F	16	x 11	M
K	13	x 11	M
B		x	
D		x	
1B	14	x 13	M
2B	12	x 12	M
3B		x	
4B		x	
5B		x	
R		x	
LF		x	
E		x	

Baths **Full** **Half**
B-Main 2 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 6 x 8

Water Well
Well Private
Sewer Septic
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Cable Available, Countertops-Laminate, Deck Open, Detector-Smoke, Dryer Hook Up Gas/Elec, Garage Door Opener, Generator-Whole House, Landscaped, Main Level Bedroom Suite,

Garage 2.0 / Detached / 36 x 24 / 864.
Outbuilding Shed 24 x 11
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas No **Fireplace** No
Dryer Hookup Elec No **Guest Qtrs** No
Dryer Hookup G/E Yes **Split Flrpln** No
Disposal No **Ceiling Fan** No
Water Soft-Owned No **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** Yes
Pool No **Off Street Pk** Yes
Pool Type

SALE INCLUDES Dishwasher, Refrigerator, Window Treatments, Range-Gas, Water Heater Gas, Gazebo
FIREPLACE None

Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and John Burnau **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 10 am **Location** Live: 2464 E 225 S,
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,332.20 **Exemption** Homestead, Supplemental **Year Taxes** 2026 **Assessed Value**
Possession 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 **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 12/31/202 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **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** **Sell Team**
Presented 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.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.