Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202642867 **6374 S Beaver Dam Road** **Claypool** **IN** 46510 **LP** $0



Area Kosciusko County **Parcel ID** 43-14-16-100-248.000-02 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 4 **F Baths** 1 **H Baths** 0
Township Seward **Style** One and Half Story **REO** No **Short Sale** No
School District Tippecanoe Valley **Ele** Mentone
Intermediate **JrH** Tippe Valley **SrH** Tippe Valley
Legal Description 25-45-1.B PT E 1/2 SE NE 16-31-5 2.00A PER CALC
Directions to Property Head North on IN-15, turn Left onto W 700 S, turn Right onto S 700 W, turn Left onto S Beaver Dam Rd., house is the 1st house on the Left (corner of S 700 W and S Beaver Dam Rd.)

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

Remarks Discover the charm, space, and possibilities this inviting 1½-story home has to offer that is Selling via Online Auction on Wed. Nov. 11th at 6:30 pm Situated on a country corner lot with 2+/-acres, this 4-bedroom, 1-bath property combines classic character with practical features and room to spread out. One of the standout features is the covered front porch that partially wraps around the home, creating a welcoming place to relax, enjoy the outdoors, and take in the surrounding setting. Inside, the home offers a comfortable layout with a living room & separate dining room, providing space for everyday living and gathering with family and friends. The large kitchen features a convenient island and a generous amount of cabinet space, offering plenty of room for meal preparation & storage. An updated bathroom adds a modern touch, while four bedrooms provide flexibility for family, guests, hobbies, or other needs. Additional space includes a separate room that could serve as a home office, hobby room, or extra storage area, depending on your needs. Outside, the 2± -acre setting offers plenty of room to enjoy the outdoors, garden, entertain, or simply enjoy the peaceful county. A detached 1-car garage and an additional shed provide useful space for parking, tools, equipment, and storage. This property offers a wonderful combination of classic charm, spacious living, and outdoor space, making it a great opportunity for those

Agent Remarks This is an Estate Property that transferred on death, the seller has never lived in the home. Online Auction: Wednesday, November 11th at 6:30 pm Open House: Monday, November 2nd 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** **Lot Ac/SF/Dim** 2.0000 / 87,120 / 362x237
Above Gd Fin SqFt 2,516 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 116 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions					Baths	Full	Half	Water	Well
RM	DIM			LVL	B-Main	1	0	Well	Private
L	21	x	18	M	B-Upper	0	0	Sewer	Septic
D	16	x	16	M	B-Blw G	0	0	Fuel /	Gas, Forced Air
F		x			Laundry Rm	Main		Heating	
K	20	x	16	M	Laundry L/W	x		Cooling	Central Air
B		x			AMENITIES	Ceiling Fan(s), Closet(s) Walk-in, Countertops -Laminate, Dryer Hook Up Gas, Eat-In Kitchen, Foyer Entry, Generator-Whole House, Kitchen Island, Natural Woodwork, Open			
D		x							
1B	16	x	12	M					
2B	16	x	12	U					
3B	12	x	13	U	Garage	1.0 / Detached		/ 18 x 12	/ 216.
4B	12	x	13	U	Outbuilding	Shed		10 x 10	
5B		x			Outbuilding 2			x	
R		x			Assn Dues			Frequency	Not Applicable
LF		x			Other Fees				
E	20	x	4		Restrictions				

Lot Desc Corner, Level, 0-2.9999
Ttl Below Gd SqFt 1,028 **Ttl Fin SqFt** 2,516 **Year Built** 1910
Bsmt Partial Basement, Unfinished **# Rooms** 10
Basement Material Block, Stone

Dryer Hookup Gas	Yes	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	Yes
Disposal	No	Ceiling Fan	Yes
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 Microwave, Refrigerator, Window Treatments, Dryer-Gas, Oven-Gas, Range-Gas

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 10/15/202 **Time** 6:30 **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $765.00 **Exemption** Homestead, Other, **Year Taxes** 2026 **Assessed Value**
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 10/15/202 **Start Showing Date** **Exp Date** 1/31/2027 **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

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