

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Well-Located Brick Ranch Home with 3 Bedrooms, 1.5 Bath, 2 Fireplaces & 2 Garages sitting on 0.89+/- Acres!

Discover the potential of this spacious 3-bedroom, 1.5-bath brick ranch offering 1,680 square feet of living space, an attached 2-car garage, and an additional detached garage!

Previously used as a rental property, this home presents an excellent opportunity for investors, buyers looking for a renovation project, or those seeking an affordable way to create a home tailored to their own style.

Inside, you'll find a generously sized living room featuring a beautiful stone fireplace, along with a spacious eat-in kitchen offering abundant cabinetry, extensive counter space, and a second fireplace that adds warmth and character. The home's traditional floor plan includes three bedrooms, 1.5 baths, and convenient single-level living. A large screened-in rear porch provides additional space to relax and enjoy the backyard, while the attached 2-car garage offers everyday convenience.

One of the property's standout features is the additional detached garage, providing exceptional space for vehicles, a workshop, hobbies, equipment, or additional storage --- the possibilities are numerous!

Situated on a crawl space, this solid-looking brick ranch offers a great starting point for buyers ready to bring their own updates and improvements. Location adds even more appeal. Situated just off I-69, this home offers easy access for commuting, traveling, and getting where you need to go. With its convenient location and flexible layout, whether you're looking to expand your rental portfolio, renovate and resell, or make this property your personal residence, this home offers space, versatility, and plenty of potential.

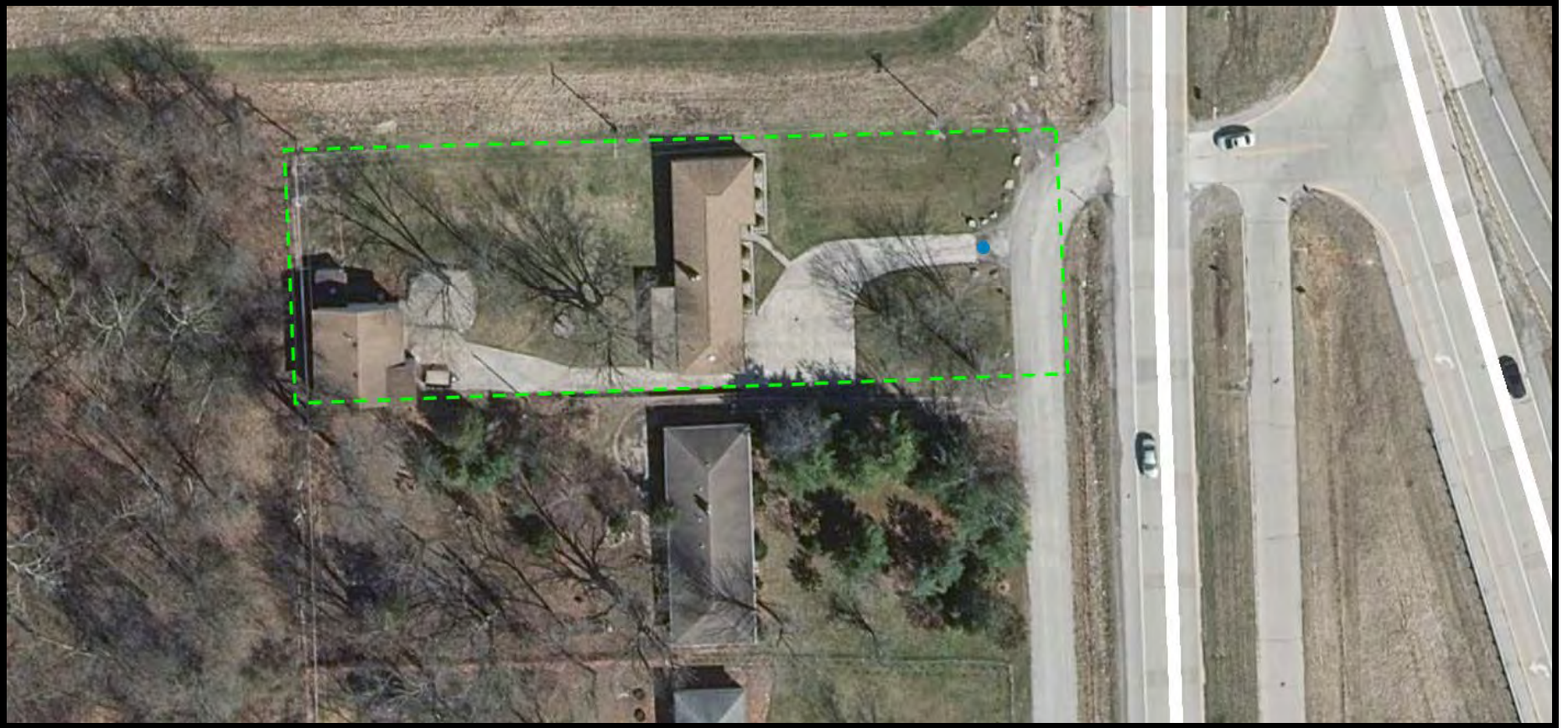
Additional features include:

- 1,680 sq. ft. brick ranch with 3 bedrooms and 1.5 bathrooms
- Spacious living room with stone fireplace
- Large eat-in kitchen with abundant cabinetry
- Second fireplace in kitchen/dining area
- Screened-in rear porch
- Attached 2-car garage & Additional Detached Garage
- Convenient Location just off I-69
- Previously used as a rental property - Excellent potential for first time buyers, those looking to downsize or investors



AERIAL

6725 COLDWATER RD., FORT WAYNE, IN 46825



WASHINGTON TOWNSHIP • ALLEN COUNTY



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 21

DOM 21

Auction No

MLS # 202641972

6725 Coldwater Road

Fort Wayne

IN 46825

LP \$279,900



Area Allen County

Parcel ID 02-07-14-278-017.000-073

Type Site-Built Home

Waterfront No

Sub None

Cross Street

Bedrms 3

F Baths 1

H Baths 1

Township Washington

Style One Story

REO No

Short Sale No

School District Fort Wayne Community

Elem Lincoln

Intermediate

JrH Shawnee

SrH Northrop

Legal Description 5-14-2-062 E 5.68A S1/2 S1/2 NE1/4 EX S 554.7 FT EX HWY SEC 14

Directions to Property Head East on I-69, take exit for N Coldwater Rd, merge onto Coldwater Rd, turn Left on short portion of Coldwater Rd

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks Discover the potential of this spacious 3-bedroom, 1.5-bath brick ranch offering 1,680 square feet of living space, an attached 2-car garage, and an additional detached garage! Previously used as a rental property, this home presents an excellent opportunity for investors, buyers looking for a renovation project, or those seeking an affordable way to create a home tailored to their own style. Inside, you'll find a generously sized living room featuring a beautiful stone fireplace, along with a spacious eat-in kitchen offering abundant cabinetry, extensive counter space, and a second fireplace that adds warmth and character. The home's traditional floor plan includes three bedrooms, 1.5 baths, and convenient single-level living. A large screened-in rear porch provides additional space to relax and enjoy the backyard, while the attached 2-car garage offers everyday convenience. One of the property's standout features is the additional detached garage, providing exceptional space for vehicles, a workshop, hobbies, equipment, or additional storage --- the possibilities are numerous! Situated on a crawl space, this solid-looking brick ranch offers a great starting point for buyers ready to bring their own updates and improvements. Location adds even more appeal. Situated just off I-69, this home offers easy access for commuting, traveling, and getting where you need to go. With its convenient location and flexible layout, whether

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.8900 / 38,768 / 306x98	Lot Desc	0-2.9999
Above Gd	Fin SqFt	1,680	Above Gd Unfin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,680
Age 71	New Const	No	Date Complete	Ext Brick	Year Built 1955
Room Dimensions					
LR	21 x 22	M	B-Main	1	1
DR	x		B-Upper	0	0
FR	x		B-Blw G	0	0
KT	21 x 14	M	Laundry Rm	Main	
BK	x		Laundry L/W	x	
DN	x		AMENITIES Attic Pull Down Stairs, Attic Storage, Countertops		
1B	12 x 13	M	-Ceramic, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry,		
2B	12 x 11	M	Garage Door Opener, Porch Enclosed, Stand Up Shower, Main		
3B	12 x 11	M			
4B	x		Garage	2.0 / Attached	/ 24 x 20 / 480.00
5B	x		Outbuilding 1	2nd Detached	38 x 36
RR	x		Outbuilding 2		x
LF	x		Assn Dues	Frequency	Not Applicable
EX	x		Other Fees		
Restrictions					

Water Access

Wtr Name

Water Frontage

Channel Frontage

Water

Water Type

Lake Type

Auctioneer Name

Lic #

Auction Date

Time

Location

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$5,540.28

Exemptions

Year Taxes Payable 2026

Assessed Value

Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238

List Agent Timothy Pitts - Cell: 317-714-0432

Agent E-mail tpitts5467@hotmail.com

List Agent - User Code UP388055047

List Team

Listing Facilitator

Co-List Office Metzger Property Services, LLC

Co-List Agent Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House

List Date 10/9/2026

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 Type Exclusive Right to Sell

Seller's Disclosure Form Yes

Form Exception

Virtual Unbranded Virtual Tour

Lockbox Type Mechanical/Combo

Lockbox Location Back Porch

Type of Sale

Offer Accepted Date

Closing Date

Selling Price

How Sold

Ttl Concessions Paid

Sold/Concession Remarks

Conc Paid By

Sell Office

Sell Agent

Co-Sell Office

Co-Sell Agent

Sell Team

Presented Jen Rice - Cell: 260-982-0238

/ 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.

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

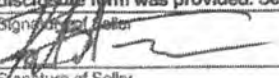
6725 Coldwater Rd Fort Wayne, IN 46825

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?				✓

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	9/11/06		
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)

0725 Coldwater Rd. Fort Wayne, IN 46825

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? _____			

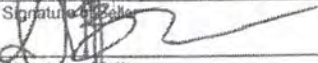
3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.			✓

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)
	9/11/26		
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)

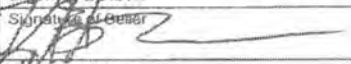
6005 Coldwater Rd Fort Wayne, IN 46825

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	9/17/06		
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)

02-07-14-278-017.000-073

General Information

Parcel Number
02-07-14-278-017.000-073

Local Parcel Number
80-0014-0006

Tax ID:

Routing Number
- - -

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 651024-073
AG/RURAL RES HOMESITES 01 0

Section/Plat
0143112

Location Address (1)
6725 COLDWATER RD
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
Res | Wash 651024-073 < 1765

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2024

Farmer Management Group I LL

Ownership

Farmer Management Group I LLC
1120 Old Bridge Pl
Fort Wayne, IN 46825

Legal

5-14-2-062
E 5.68A S1/2 S1/2 NE1/4
EX S 554.7 FT EX HWY
SEC 14



Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Inf	AA	AA	AA
02/18/2026	As Of Date	03/30/2026	06/10/2025	03/26/2025	03/22/2024	04/07/2023
Income Approach	Valuation Method	Income Approach	Income Approach	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☐	☒	☒
\$26,000	Land	\$26,000	\$24,200	\$29,100	\$29,100	\$29,100
\$26,000	Land Res (1)	\$26,000	\$24,200	\$29,100	\$29,100	\$29,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$227,600	Improvement	\$227,600	\$222,000	\$267,000	\$227,400	\$192,100
\$227,600	Imp Res (1)	\$227,600	\$222,000	\$267,000	\$227,400	\$175,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$16,300
\$253,600	Total	\$253,600	\$246,200	\$296,100	\$256,500	\$221,200
\$253,600	Total Res (1)	\$253,600	\$246,200	\$296,100	\$256,500	\$204,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$16,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
9	A		0	0.8900	1.09	\$30,000	\$32,700	\$29,103	0%	1.0000	100.00	0.00	0.00	\$29,100

Data Source N/A

6725 COLDWATER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/07/2022	Farmer Management	2022059778	PR	/	\$225,000	I
01/01/1900	LAUBER BENJAMIN J		WD	/		I

Res

Collector 08/14/2024 tmplaa

511, 1 Family Dwell - Unplatted (0 to 9.9

Appraiser 08/14/2024 tmplaa

AG/RURAL RES HOMESIT

Notes

Land Computations

Calculated Acreage	0.89
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.89
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	0.89
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$29,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$29,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,100

2/2

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 (1680 SqFt)	1	Brick	C	1955	1955	71	A		0.96		1,680 sqft	\$258,144	45%	\$141,980	0%	100%	1.0000	1.620	100.00	0.00	0.00	\$230,000
2: Shed (10x10)	1	SV	C	1999	1999	27	A		0.96		10'x10'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0
3: Detached Garage (14x38)	1	Wood Fr	C	1986	1955	71	A	\$38.31	0.96	\$36.78	14'x38'	\$45,457	45%	\$25,000	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$25,000

\$255,000

...Generation after Generation



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