Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 29 **DOM** 29 **Auction** No

MLS # 202644231 **6120 N Lakeshore Drive** **Macy** **IN** 46951 **LP** $229,900



Area Fulton County **Parcel ID** 25-12-15-110-010.000-004 **Type** Site-Built Home **Waterfront** Yes
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Liberty **Style** One Story **REO** No **Short Sale** No
School District Caston S.D. **Elem** Caston
Intermediate **JrH** Caston Jr/Sr **SrH** Caston Jr/Sr
Legal Description 3 Parcels: LOT 44 HILLSMAN 2ND ADD LOT 44A HILLSMAN 2ND ADD, Lots 43 & 43A Hillsman 2nd Add
Directions to Property Head North on Hwy 31, turn Left on E 650 S, turn Right on N Lakeshore Dr., take a slight Right to continue on N Lakeshore Dr., Parcel 1 is the 4th House on the Left, Parcel 2 is the parcel North of Parcel 1, Parcel 3 is across street from Parcel 1

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

Remarks LAKEVIEW HOME LOT, 30' x 54' POLE BARN LOT & LAKEFRONT LOT. Discover the possibilities of lake living on this peaceful non-ski lake known for excellent fishing! The Lakeview Home Lot features a 2-bedroom, 1-bath home situated across the road from the lake, complete with a spacious front deck offering beautiful water views. The Pole Barn Lot includes a 30' x 54' pole barn with two overhead doors, providing exceptional storage for boats, vehicles, fishing equipment, and recreational toys. The Lakefront Lot is a separate lakefront lot directly across the road, featuring an existing dock and small storage shed for convenient waterfront enjoyment. Whether you're seeking a weekend fishing retreat, year-round residence, or additional lake-area storage, this unique property offers plenty of possibilities!

Agent Remarks Lot Dimensions are for the home Parcel, Lot Size Acres is the entirety

Sec **Lot** **Lot Ac/SF/Dim** 0.3100 / 13,504 / 40X130
Above Gd Fin SqFt 882 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 86 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	22	x	9	M
DR		x		
FR		x		
KT	13	x	10	M
BK		x		
DN		x		
1B	22	x	10	M
2B	10	x	7	M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** x
Water Well **Well Type** Private **Sewer** Public **Fuel /** Gas, Forced Air **Heating** **Cooling** Central Air

AMENITIES Ceiling Fan(s), Deck Open, Deck on Waterfront, Detector-Smoke, Disposal, Garage Door Opener, Porch Open, Tub /Shower Combination

Garage / / x /
Outbuilding 1 Pole/Post 30 x 54
Outbuilding 2 Pole/Post 20 x 12 240
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Waterfront, 0-2.9999, Water View
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 882 **Year Built** 1940
Bsmt Crawl **# Rooms** 4
Basement Material

Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	Yes	Ceiling Fan	Yes
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, Washer, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas, Water Softener-Owned

Water Access Lakefront **Wtr Name** Nyona Lake **Water Frontage** 40.00 **Channel Frontage** 0.00
Water Pier/Dock, Deeded, Recorded **Water Type** Lake **Lake Type** Non Ski Lake
Auctioneer Name Chad Metzger **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,818.34 **Exemptions** **Year Taxes Payable** 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**
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 10/26/2026 **Start Showing Date** **Exp Date** 2/28/2027 **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** Door **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

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