



TYPE/STYLE Duplex / Bi-Level
OCCUPANCY Vacant
GROSS MONTHLY RENT \$0.00
ANNUAL GROSS RENT \$ \$0.00
UNITS 2
TOTAL SQFT 2,598
ABOVE GRADE SQFT 1,968
APX YEAR BUILT 1900
SELLING PRICE
CLOSING DATE
LEGAL DESCRIPTION

AREA Grant County
SUBDIVISION None
TOWNSHIP Center
ELEMENTARY Riverview/Justice
MIDDLE McCulloch/Justice
HIGH Marion
PARCEL # 27-02-06-104-042.000-002
ASSESSED VALUE
ANNUAL PROPERTY TAXES \$309.00

ASSOCIATION DUES \$
ASSOCIATION DUES FREQ. Not Applicable
EXTERIOR Vinyl
FLOORING Part Carpet
ROOF Asphalt

APX LOT DIMENSIONS 50 X 109
ACRES 0.1300
FLOOD PLAIN No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
BASEMENT/FOUNDATION Partial Basement

PARKING SPC 2
PARKING None

	Rooms	Bedrooms	Baths	Level	Deposit	Lease Exp Date	Monthly Rent	Garage # Cars	Garage Type
Unit 1		1	1.00	Lower					
Unit 2		2	1.00	Upper					
Unit 3									
Unit 4									
Unit 5									
Unit 6									

BASEMENT MATERIAL Block, Poured Concrete
HEATING/FUEL Gas
COOLING None
LOT DESCRIPTION Irregular
LEASE TERM None
SALE INCLUDES Building, Land
WATER UTILITY City
SEWER Public
AMENITIES Basement, Eat-In Kitchen, Foyer Entry, Porch Covered, Washer Hook-Up
OWNER PAYS Other

ANN FUEL EXPENSE \$0.00
ANN ELECTRIC EXPENSE \$0.00
ANN WATER/SEWER EXPENSE \$0.00
ANN INSURANCE EXPENSE \$0.00
ANN MAINTENANCE EXPENSE \$0.00
ANN TRASH EXPENSE \$0.00
ANN NET INCOME (\$309.00)
GROSS MONTHLY INCOME \$0
ANN GROSS RENT \$ \$0.00

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Highest offers will be reviewed Wednesday, August 26 @ 3:00 pm. *** This is an investment property for someone that is willing to put in some sweat equity. The upstairs / downstairs duplex has a 1 bedroom apartment and a 2 bedroom apartment with separate gas meters and electrical boxes. Across the street is shows signs of revitalization. Don't miss your opportunity to be a part of the rejuvenation of Center Township. Investors welcome. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

Directions to Property Turn north off of Indiana 18 onto Branson St. Cross over the river and the property is located on the right just past Walnut St.