



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 7 **AREA** Allen County  
**BEDROOMS** 3 **SUBDIVISION** Liberty Hills  
**FULL BATHS** 2 **TOWNSHIP** Aboite  
**HALF BATHS** 1 **ELEMENTARY** Haverhill  
**APX YEAR BUILT** 1973 **MIDDLE** Summit  
**APX ABOVE GRADE FIN SQFT** 1,580 **HIGH** Homestead  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-11-22-430-007.000-075  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,580 **ANNUAL TAXES** \$1,260.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 101x155x100x143	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.3466	<b>Garage Dim.</b> 19 x 21
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Brick, Vinyl, Wood	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Hardwood Floors, Carpet	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 2
<b>BASEMENT</b> No	<b>SEWER</b> City	<b># Half Baths Main</b> 1
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	22 x 12	1st Bdrm	Main	13 x 11
Dining Rm	Main	11 x 10	2nd Bdrm	Main	12 x 10
Kitchen	Main	10 x 10	3rd Bdrm	Main	12 x 9
Family Rm	Main	18 x 11	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		11 x 10
		x	Loft		x
Screened in porch	Main	19 x 18	Laundry	Main	x

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**FIREPLACE** Living/Great Rm  
**PROPOSED FINANCING** Cash, Conventional  
**EXEMPTIONS** Homestead, Supplemental  
**AMENITIES** Dryer Hook Up Electric, Garage Door Opener, Range/Oven Hook Up Gas, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up  
**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure  
**FENCE** None  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**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). Two highest offers will be reviewed Tuesday, September 14 @ 3:00 pm. There will be two viewing dates held on Tues. Sept. 7th from (5-6) and Sun. Sept. 12th from (1-2). The contents of the personal property in the home will also be selling Online and Bidding Ends Wednesday, September 22 @ 6:00 pm.\*\*\* Special Note: Buyer may bid subject to financing, certain restrictions will apply.\*\*\* Well Maintained Ranch with 3 Bedrooms and 2 1/2 Baths. Beautiful Entry w/wood floors and large foyer. Enjoy sitting in the the Formal Living room at front of home or walk into the Kitchen with double-swing doors boasting ample cabinets and space for breakfast table. Beautiful formal dining room with beautiful wood floors that bring you into the Living room with brick fireplace and wood beamed ceilings that open out to the screened porch overlooking the large landscaped back yard. Bring your designers eye to this one to make it your own. \*\*\*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** From Lutheran Hospital head SW on W Jefferson St. and turn right on Liberty Mills Rd., turn right onto W Hills Rd., turn left onto Tall Timber Trl., property will be on right.