



TYPE/STYLE Site-Built Home / One Story
ROOMS 7 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Aboite
HALF BATHS 1 **ELEMENTARY** Aboite
APX YEAR BUILT 1962 **MIDDLE** Summit
APX ABOVE GRADE FIN SQFT 1,161 **HIGH** Homestead
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-11-21-428-012.000-075
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,161 **ANNUAL TAXES** \$790.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 120x185x120x185	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.5100	Garage Dim. 27 x 22
OCCUPANCY Vacant.	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt, Shingle	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate	LAKE TYPE	# Full Baths Main 1
BASEMENT No	SEWER City	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	18 x 13	1st Bdrm	Main	12 x 11
Dining Rm	Main	12 x 11	2nd Bdrm	Main	11 x 10
Kitchen	Main	12 x 8	3rd Bdrm	Main	10 x 9
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 11
		x	Loft		x
		x	Laundry	Main	9 x 5

HEATING/FUEL Gas, Forced Air, Heat Pump
COOLING Central Air
LOT DESCRIPTION Level
FIREPLACE Living/Great Rm, Gas Log
PROPOSED FINANCING Cash, Conventional
EXEMPTIONS Homestead, Over 65, Supplemental
AMENITIES Dryer Hook Up Gas/Elec, Garage Door Opener, Patio Covered, Range/Oven Hook Up Gas, Storm Doors, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
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, October 12 @ 3:00 pm. There will be two viewing dates held on Sun. Oct. 3rd from (1-2) and Sun. Oct. 10 from (1-2). The contents of the personal property in the home will also be selling Online starting Oct. 4th until Bidding Ends Oct. 19th @ 6:00 pm.*** **SPECIAL NOTES:** Buyer may bid subject to financing, certain restrictions will apply. This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. 3 Bedroom Brick Ranch in SWAC Schools with 1,161sqft of Living Space. Living room has Brick Gas Fireplace, kitchen w/bar passthrough to eating area and wood cabinets. Master suite has carpet and additional Beds have wood floors. Large 24 x 10 Screened in porch overlooks spacious backyard with plenty of room for garden and entertaining. 2 Car Attached Garage and shed for storing lawn supplies.
Directions to Property From 24 turn right onto Liberty Mills Rd., turn right onto Homestead Rd., property on left.