



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 11 **AREA** Grant County
BEDROOMS 3 **SUBDIVISION** R J Spencer
FULL BATHS 2 **TOWNSHIP** Center
HALF BATHS 0 **ELEMENTARY** Allen/Justice
APX YEAR BUILT 1946 **MIDDLE** McCulloch/Justice
APX ABOVE GRADE FIN SQFT 2,578 **HIGH** Marion
APX BELOW GRADE FIN SQFT 417 **PARCEL #** 27-07-06-203-014.000-002
APX BELOW GRADE UNFIN SQFT 692 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,995 **ANNUAL TAXES** \$1,198.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 55x132x55x132	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.1667	Garage Dim. 23 x 22
OCCUPANCY Occupied.		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick		WATER FRONTAGE	# Full Baths Upper 1
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Vinyl		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER City	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	20 x 14	1st Bdrm	Upper	18 x 14
Dining Rm	Main	13 x 11	2nd Bdrm	Upper	10 x 15
Kitchen	Main	11 x 9	3rd Bdrm	Main	11 x 11
Family Rm	Main	24 x 13	4th Bdrm		x
Utility Room	Lower	32 x 11	5th Bdrm		x
Enclosed	Main	12 x 7	Den		13 x 11
Landing Room in		7 x 6	Loft		x
Living Space in	Lower	25 x 15	Laundry	Lower	x

HEATING/FUEL Gas, Forced Air

COOLING Central Air

LOT DESCRIPTION Rolling, 0-2.9999

SALE INCLUDES Water Heater Electric

FIREPLACE None

PROPOSED FINANCING Cash, Conventional

EXEMPTIONS Homestead, Supplemental

AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Garage Door Opener, Range/Oven Hook Up Elec, Storm Doors, Washer Hook-Up

DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Sellers Disclosure, Zoning

FENCE Chain Link, Picket, Wood

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 Friday, October 22 @ 3:00 pm. There will be two viewing dates held on Wed. Oct. 13 from (5-6) and Sun. Oct. 17 from (1-2). The contents of the personal property in the home will also be selling Online Starting Oct. 15 until Bidding Ends Wed. Nov. 3 @ 6:00 pm.*** 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 and repairs have been made for items on pages 28 & 35. *** 2,995sqft Home with 3 Bedrooms and Basement. The Main level boasts Large Living & Family rooms plus formal dining room and Bedroom with built in wood shelving great for an office and full bath. Bright and Airy Kitchen has extra tall upper cabinets w/breakfast room & extra counter space for entertaining. There's a 12x7 Enclosed Sunporch and partial fenced yard. The Master Suite & 2nd Bedroom w/wood floors are upstairs with a full bath. The Basement has a 25x15 Living Space for game room or workout area and a large 32x11 Utility Room with laundry. Finally a 23x22 Car Garage that fits 2 cars. This is a great family home with plenty of room to grow! <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***