



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 8  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 1  
**APX YEAR BUILT** 1966  
**APX ABOVE GRADE FIN SQFT** 2,128  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 2,128  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Allen County  
**SUBDIVISION** None  
**TOWNSHIP** Pleasant  
**ELEMENTARY** Waynedale  
**MIDDLE** Miami  
**HIGH** Wayne  
**PARCEL #** 02-17-27-101-013.000-059  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$410.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 120x202 & 124x200	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 1.1300	<b>Garage Dim.</b> 23 x 24
<b>OCCUPANCY</b> Vacant go and show	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Aluminum, Brick	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>	<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	18 x 15	1st Bdrm	Main	14 x 14
Dining Rm	Main	15 x 10	2nd Bdrm	Main	15 x 11
Kitchen	Main	11 x 10	3rd Bdrm	Main	12 x 11
Family Rm	Main	19 x 15	4th Bdrm		x
3 season room	Main	12 x 11	5th Bdrm		x
		x	Den		15 x 10
		x	Loft		x
		x	Laundry	Main	12 x 10

**HEATING/FUEL** Gas, Baseboard  
**COOLING** Central Air  
**LOT DESCRIPTION** Corner  
**FIREPLACE** Living/Great Rm  
**PROPOSED FINANCING** Cash, Conventional

**Remarks and Directions**

**Remarks** \*\*\* The heirs of the David A. Baker Estate will offer the Real Estate & Personal Property at Auction. The Real Estate will be offered at Public Auction in Three Tracts on Sat. Dec. 18 @ 9:30 at the property. There will be 2 Open House dates to view the property...Sun. Dec. 5 (1-2) & Wed. Dec. 8 (5-6) The Personal Property will be offered at ONLINE AUCTION ending Tues. Dec. 28 @ 6:00 \*\*\* TRACT # 1 has Ranch home with 2,128 sq. ft. of living space, consisting of 3 bedrooms, 2 1/2 baths, Living, Family, & Dining room, Kitchen with separate eating area, large utility room, PLUS attached 2 car garage on a 120 x 202 lot aprox. 0.56 +/- Acres. TRACT # 2 is a separate wooded 124 x 200 lot aprox. 0.57 +/- acres . TRACT # 3 is combination of Tract 1 and 2. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*  
**Directions to Property** 4 Miles south of Ossian, IN on St. Rd. 1 to Blair Rd, thence east 1/8 mile to property.