



**TYPE/STYLE** Site-Built Home / Tri-Level  
**ROOMS** 8  
**BEDROOMS** 4  
**FULL BATHS** 2  
**HALF BATHS** 1  
**APX YEAR BUILT** 1967  
**APX ABOVE GRADE FIN SQFT** 2,062  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 2,062  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Grant County  
**SUBDIVISION** Avondale  
**TOWNSHIP** Pleasant  
**ELEMENTARY** Allen/Justice  
**MIDDLE** McCulloch/Justice  
**HIGH** Marion  
**PARCEL #** 27-03-24-103-003.000-021  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$500.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 181x130x179x128	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.5343	<b>Garage Dim.</b> 25 x 22
<b>OCCUPANCY</b> Vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Brick, Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 1
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 1
<b>FLOORING</b> Carpet		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> No		<b>SEWER</b> Septic	<b># Half Baths Main</b> 0
			<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	Lower	20 x 15	1st Bdrm	Upper	14 x 13
Dining Rm	Main	10 x 12	2nd Bdrm	Upper	13 x 11
Kitchen	Main	13 x 11	3rd Bdrm	Upper	11 x 13
Family Rm	Main	16 x 10	4th Bdrm	Lower	11 x 10
		x	5th Bdrm		x
		x	Den		10 x 12
		x	Loft		x
		x	Laundry	Lower	9 x 5

**HEATING/FUEL** Gas, Forced Air  
**COOLING** None  
**LOT DESCRIPTION** Slope  
**PROPOSED FINANCING** Cash, Conventional

**EXEMPTIONS** Homestead, Supplemental  
**AMENITIES** Range/Oven Hook Up Gas, 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 Thursday, December 9 @ 3:00 pm. There will be two viewing dates held on Sun. Nov. 28 from (1-2) and Sun. Dec. 5 from (1-2). The contents of the personal property in the home will also be selling Online Mon. Nov. 29 until Bidding Ends Tues. Dec. 14 @ 6:00 pm. MINIMUM STARTING BIS IS \$70,000. >>> Special Note: Buyer may bid subject to financing, certain restrictions will apply. <<< This 4 Bedroom Home is located in Avondale subdivision and was built in 1967 by Davis Builders. This tri-level home with 2,062 sqft of living space needs some cosmetic touches and updates but the expensive systems have been replaced! Large Living and Family rooms plus spacious kitchen and formal dining room that opens out into the 0.53 acres of yard to entertain. Nice 2 Car Attached Garage and 16x11 Shed for Storage along with well and septic which helps the budget along with this mostly brick home. NEW System Updates include: Water Softener 2020, Furnace 2019, Septic pumped in 2019, Roof 2018, Siding & Gutters 2017, and 300' Deep Well in 1992. \*\*\*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 Downtown Marion, head West on W 3rd St., turn right on S Nebraska St., turn left onto W Spencer Ave. & continue on N