



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 1
HALF BATHS 0
APX YEAR BUILT 1948
APX ABOVE GRADE FIN SQFT 1,200
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 930
APX TOTAL FINISHED SQFT 1,200
SELLING PRICE
CLOSING DATE

AREA Allen County
SUBDIVISION Cassel Place
TOWNSHIP Adams
ELEMENTARY Southwick
MIDDLE Prince Chapman
HIGH New Haven
PARCEL # 02-13-20-103-015.000-070
ASSESSED VALUE
ANNUAL TAXES \$1,936.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 120 x 140	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.3900	Garage Dim. 24 x 22
OCCUPANCY Occupied		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Aluminum		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet, Tile		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	16 x 13	1st Bdrm	Main	15 x 11
Dining Rm		x	2nd Bdrm	Main	12 x 11
Kitchen	Main	9 x 13	3rd Bdrm	Main	9 x 11
Family Rm		x	4th Bdrm		x
Breezeway		10 x 11	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Forced Air
COOLING Central Air
LOT DESCRIPTION Level
AMENITIES Porch Covered
FENCE Full
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 Monday, December 20 @ 3:00 pm. There will be two viewing dates held on Sun. Dec. 12 from (1-2) and Sun. Dec. 19 from (1-2). *** MINIMUM STARTING BID IS \$ 75,000 <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> 3 Bedroom Ranch on Partial Unfinished Basement with 2 car attached garage. Close to shopping and amenities in a quiet neighborhood. Currently being used as a daycare and would be an easy transition back into a family home. Nice sized bedrooms and a bright and sunny family room. Central heat and air, fenced in backyard with a storage shed. ***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.***
Directions to Property from Fort Wayne go South on Hwy 27, left on E. Pontiac St which turns into Hessen Cassel rd., turn left on Clermont Ave. House on left.