



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 7  
**BEDROOMS** 3  
**FULL BATHS** 1  
**HALF BATHS** 1  
**APX YEAR BUILT** 1960  
**APX ABOVE GRADE FIN SQFT** 1,592  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,592  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Allen County  
**SUBDIVISION** Mesa Meadows  
**TOWNSHIP** Adams  
**ELEMENTARY** Southwick  
**MIDDLE** Prince Chapman  
**HIGH** New Haven  
**PARCEL #** 20-13-20-105-012.000-070  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$984.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 80 x 140	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.2600	<b>Garage Dim.</b> 18 x 22
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Aluminum		<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> Carpet, Laminate		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<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	14 x 19	1st Bdrm	Main	12 x 10
Dining Rm		x	2nd Bdrm	Main	9 x 14
Kitchen	Main	11 x 14	3rd Bdrm	Main	12 x 10
Family Rm	Basement	16 x 23	4th Bdrm		x
		x	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  
**FIREPLACE** Family Rm

**AMENITIES** Garage Door Opener, Main Floor Laundry  
**FENCE** Partial

**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 @ 4:00 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 \$ 100,000 <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> 3 Bedroom Ranch with 2 car attached. Close to shopping and amenities in a quiet neighborhood. Large family room boasting beamed ceilings and a wood burning fireplace plus separate large living room. Eat-in Kitchen with tin backsplash. Central heat and air, partially fenced backyard and inviting interior ready to welcome a new family. \*\*\*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.