



TYPE/STYLE Site-Built Home / Two Story
ROOMS 6 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Lake
HALF BATHS 0 **ELEMENTARY** Arcola
APX YEAR BUILT 1920 **MIDDLE** Carroll
APX ABOVE GRADE FIN SQFT 1,364 **HIGH** Carroll
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-06-18-200-005.000-049
APX BELOW GRADE UNFIN SQFT 140 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,364 **ANNUAL TAXES** \$613.68
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS IRR	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 1.4400	Garage Dim. 12 x 22
OCCUPANCY Tenants, no showings except open	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Hardwood Floors, Carpet	LAKE TYPE	# Full Baths Main 1
BASEMENT Yes	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	17 x 15	1st Bdrm	Main	14 x 13
Dining Rm		x	2nd Bdrm	Upper	19 x 11
Kitchen	Main	14 x 15	3rd Bdrm	Upper	18 x 11
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	10 x 9

ARCHITECTURAL STYLE Traditional **AMENITIES** Dryer Hook Up Electric, Porch Covered
HEATING/FUEL Forced Air, Propane Tank Owned **FENCE** None
COOLING None **LOCATION** Rural
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Refrigerator, Range-Electric
FIREPLACE None

Remarks and Directions

Remarks ***THIS IS A BANKRUPTCY AUCTION - 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 Wednesday, December 29 @ 3:00 pm. Due to Tenant Occupant, the only showings will be during open house 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 Country Home on 1.44 Acres with detached garage and shed. Enjoy the covered front porch with your morning coffee and the beauty of nature in this home. Master on Main Floor, Hardwood floors & doors, Spacious Eat-in Kitchen, Full Bath with claw foot tub and laundry. Plenty of Storage with the attic above bedroom, a cellar, and detached garage plus 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 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 fort wayne take HWY 30 west to Leesburg Rd heading north till property on the right side of road.