



# Residential Agent Full Detail Report

Listings as of 04/21/2022

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Partial Listing	<b>CDOM</b>	<b>DOM</b>	<b>Auction Yes</b>
<b>MLS #</b> Temp-437468	1456 S 300 E	Hartford City	IN 47348	<b>Status</b> Partial Listing <b>LP</b> \$25,000



<b>Area</b> Blackford County	<b>Parcel ID</b> 05-04-19-100-004-001-00	<b>Type</b> Site-Built Home
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3 <b>F Baths</b> 2 <b>H Baths</b> 0
<b>Location</b>	<b>Style</b> One Story	<b>REO</b> No <b>Short Sale</b> No
<b>School District</b> BFC <b>Elem</b> Blackford Intermediate	<b>JrH</b> Blackford	<b>SrH</b> Blackford
<b>Legal Description</b> S 1/2 NE 19-23-11 80 AC	<b>Directions</b> Get on I-69 S/US-33 S Follow I-69 S and IN-3 S to E 200 N/County Rd 200 N in Washington Township Follow E 200 N to IN-26 E	
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> <b>Zoning Description</b>

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The Highest Offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Thursday, May 12 @ 3:00 pm. There will be 2 viewing dates held on Monday, May 2 from (5-6pm) and Sunday, May 8 from (1-2pm). \*\*\* MINIMUM STARTING BID IS \$ 25,000 <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> Please visit our website for more information. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\* 3 acres of country, wooded living! This handyman special will provide you with INSTANT equity! Check out this split 3 bedroom floor plan that features a large master suite bathroom. Home has it's own private well & septic system. A true must see! Well believed to be 37 feet deep. Well and septic age of mobile home 1996.

**Agent Remarks** Taxes undetermined until land split is approved

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	3.0000 /	/	<b>Src N</b>	<b>Lot Des</b>	Level, 3-5.9999			
<b>Township</b> Jackson	<b>Abv Gd Fin SqFt</b>	2,052	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	2,052	<b>Year Built</b>	1992
<b>Age</b> 30	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Crawl	<b># Rooms</b>	7				
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>	<b>Basement Material</b>				
<b>DIM</b> L	<b>B-Main</b>	2	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No	
<b>LR</b> 25 x 20 M	<b>B-Upper</b>	0	0	<b>Fuel</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	
<b>DR</b> 12 x 12 M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No	
<b>FR</b> x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No	
<b>KT</b> 14 x 12 M	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>BK</b> x	<b>AMENITIES</b>	Dryer Hook Up Electric, Range/Oven Hook Up Gas			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b> x				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>MB</b> 19 x 12 M				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b> 19 x 13 M	<b>Garage</b>	/	/	x	/	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b> 14 x 12 M	<b>Outbuilding</b>	None		x		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No	
<b>4B</b> x	<b>Outbuilding</b>			x		<b>Pool</b>	No	<b>Off Street Pk</b>	Yes	
<b>5B</b> x	<b>Assn Dues</b>	Not Applicable			<b>Pool Type</b>					
<b>RR</b> x	<b>Other Fees</b>					<b>SALE INCLUDES</b>	Range-Gas, Water Heater Electric			
<b>LF</b> x	<b>Restrictions</b>					<b>FIREPLACE</b>	None			
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>								
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>								
<b>Water Features</b>	<b>Lake Type</b>									
<b>Auction</b> Yes	<b>Auctioneer Name</b>	Kurt Ness	<b>Auctioneer License #</b>	AU01026833						
<b>Owner Name</b>										
<b>Financing:</b> Existing	<b>Proposed</b> Cash	<b>Excluded Party</b>	None							
<b>Annual Taxes</b> \$0.00	<b>Exemptions</b>	<b>Year Taxes Payable</b>	2020	<b>Assessed Value</b>						
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Day of Closing							
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			<b>List Agent</b>	Kurt J Ness - Cell: 260-417-1545					
<b>Agent E-mail</b>	kurt@nessbros.com		<b>List Agent - User Code</b>	UP388030000						
<b>Co-List Office</b>	<b>Co-List Agent</b>									
<b>Showing Instr</b>	<b>Start Showing Date</b>									
<b>List Date</b> 4/15/2022	<b>Exp Date</b> 10/14/2022	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes	
<b>IDX Include</b> Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2%	<b>Vari.Rate</b> No	<b>Special List Cond.</b>	None				
<b>Virtual Tours:</b>	<b>Lockbox Type</b> EISE	<b>Lockbox Location</b> Right side of front	<b>Type of Sale</b>							
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b>						
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>									
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>							

**Presented by:**

Marley Carden / Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

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