



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 8 **AREA** Wabash County  
**BEDROOMS** 2 **SUBDIVISION** None  
**FULL BATHS** 1 **TOWNSHIP** Lagro  
**HALF BATHS** 0 **ELEMENTARY** Metro North/Sharp Creek  
**APX YEAR BUILT** 1950 **MIDDLE** Northfield  
**APX ABOVE GRADE FIN SQFT** 1,718 **HIGH** Northfield  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 85-11-06-303-008.000-003  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,718 **ANNUAL TAXES** \$832.54  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 57X132	<b>Garage/# of Cars</b> 1.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.1700	<b>Garage Dim.</b> 27 x 16
<b>OCCUPANCY</b> vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet, Vinyl		<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	Main	19 x 11	1st Bdrm	Main	21 x 11
Dining Rm		x	2nd Bdrm	Main	9 x 11
Kitchen	Main	17 x 11	3rd Bdrm		x
Family Rm	Main	27 x 11	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Enclosed Porch	Main	10 x 15	Laundry	Main	x

<b>ARCHITECTURAL STYLE</b> Ranch	<b>EXEMPTIONS</b> No Exemptions
<b>HEATING/FUEL</b> Gas, Forced Air	<b>ENERGY EFFICIENT</b> HVAC
<b>COOLING</b> Central Air	<b>HVAC</b> High Efficiency Furnace
<b>LOT DESCRIPTION</b> Corner	<b>ENRGY EFFCNT WIN/DOORS</b> Double Pane Windows, Insulated Doors
<b>FIREPLACE</b> Family Rm, Wood Burning, Wood Burning Stove	<b>AMENITIES</b> Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Porch Enclosed, Porch Open, Range/Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up
<b>EXISTING FINANCING</b> Conventional	<b>DOCUMENTS AVAILABLE</b> Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Utility Bill Information, Zoning
<b>PROPOSED FINANCING</b> Cash, Conventional	

**Remarks and Directions**

**Remarks** BACK ON MARKET FOR ONLINE BIDDING !! \*\*\*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 Wednesday, June 15 @ 4:00 pm. There will be two viewing dates held on Sun. June 5 from (1-2) and Sun. June 12 from (1-2). \*\*\* MINIMUM STARTING BID IS \$ 35,000 <<< 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. **LOCATION, LOCATION !** This 2 Bedroom Ranch offers loads of potential and square footage with a great footprint to work with. This home just needs a little TLC and it would be great for starter home or investment opportunity. The fenced in yard adds safety for pets and children! \*\*\*The contents of the personal property in the home will also be selling Online Starting May. 31 until Bidding Ends June 14 @ 6:00 pm. \*\*\*This property may sell at, above, or below listed price depending on the out come of the auction bidding.\*\*\*  
**Directions to Property** Do North from Wabash on St Rd 13 to Urbana, then turn Right on Jefferson St. House is at the end of the street on the Left.