

Listings as of 06/08/2022

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202222577	5225 Chippewa Trail	Fort Wayne	IN 46804	<b>Status</b> Active
<b>LP</b> \$310,700				
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-11-22-329-008.000-075	<b>Type</b> Site-Built Home	
	<b>Sub</b> Kekionga Shores	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 3
	<b>Location</b>	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> SWA Elem	Haverhill	<b>JrH</b> Summit	<b>SrH</b> Homestead
<b>Legal Description</b> KEKIONGA SHORES SUB LOT 99				
<b>Directions</b> Head SW on W Jefferson Blvd., turn right on Liberty Mills Rd., subdivision is on the right (right before you hit Homestead Rd.),				
<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 Wednesday, June 22 @ 3:00 pm. There will be 2 Open House dates held on Sunday, June 12 from (1 -2pm) & Sunday, June 19 from (1-2pm). \*\*\* MINIMUM STARTING BID IS \$ 200,000 <<< We are allowing bidders to bid subject to financing under certain terms/conditions.>>> Please visit our website for more information. Come see this beautiful 3 bed, 3.5 bath in desired Kekionga Shores! This one-story home with Basement overlooks the beautiful Kekionga Shores lake with 112 ft of Waterfront and deck on the water, there are endless fun activities! The Basement has 999 sq. ft. finished with walkout access to the lake & 903 sq. ft. unfinished with a double door exit so you have a space to store items you would need/want for the lake! The view with numerous windows facing the lake is hard to pass up. There is a partially covered back deck so you can enjoy the scenery or entertain family & friends. The master bedroom has an ensuite. The water heater was installed in 2019. The location of the home itself is in the highly sought after SWA Schools, the hospital, I-69 & Jefferson Pointe are all close by! Make sure to check out this online auction. Don't find out that this property sold for a price you would have

**Agent Remarks** STEP 1: Download all Docs from MLS. STEP 2: Complete the Realtor Bidder Registration/BAC form, submit to Ness Bros 24 hours prior to end of auction. STEP 3: Submit copy of buyer's bank statement with at least \$10,000 as their "Proof of Funds" or Lender's Pre Approval to Ness Bros. STEP 4: Go over with Buyer ALL Contract Documents, especially Auction Terms. STEP 5: Have Buyer follow instructions on how to register & bid online. After the buyer has registered, they will receive email with next steps to take.

<b>Sec</b> Lot 99	<b>Lot Ac/SF/Dim</b> 0.2972 / 12,946			<b>Lot Des</b> Slope, Waterfront, Lake
<b>Township</b> Aboite	<b>Abv Gd Fin SqFt</b> 2,162	<b>Below Gd Fin SqFt</b> 999	<b>Ttl Below Gd SqFt</b> 1,902	<b>Ttl Fin SqFt</b> 3,161
<b>Age</b> 52	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Brick, Vinyl	<b>Bsmnt</b> Full Basement, Walk-Out Basement, Partially
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Basement Material</b>	
<b>DIM</b> L	<b>B-Main</b> 2 1	<b>Sewer</b> City	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> Yes
<b>LR</b> 12 x 19	<b>B-Upper</b> 0 0	<b>Fuel</b> Gas, Forced Air	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b> No
<b>DR</b> 10 x 12	<b>B-Blw G</b> 1 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> No
<b>FR</b> 26 x 23		<b>Cooling</b> Central Air	<b>Disposal</b> No	<b>Ceiling Fan</b> Yes
<b>KT</b> 10 x 11	<b>Laundry Rm</b> Main	6 x 9	<b>Water Soft-Owned</b> No	<b>Skylight</b> No
<b>BK</b> x	<b>AMENITIES</b> Ceiling Fan(s), Deck on Waterfront, Patio Covered, Patio Open, Washer Hook-Up		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>DN</b> x			<b>Alarm Sys-Sec</b> No	<b>Fence</b> None
<b>MB</b> 15 x 16			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>2B</b> 12 x 12	<b>Garage</b> 2.0 / Attached	/ 30 x 22 / 660.00	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>3B</b> 11 x 14	<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes
<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> \$280.00	Annually	<b>Pool Type</b>	
<b>RR</b> x	<b>Other Fees</b>		<b>FIREPLACE</b> Living/Great Rm, Basement, Two	
<b>LF</b> x	<b>Restrictions</b>			
<b>EX</b> x	<b>Water Access</b> LAKE	<b>Wtr Name</b> Kekionga		
<b>WtrType</b> Lake	<b>Wtr Frtg</b> 112.00	<b>Channel Frtg</b> 0.00		
<b>Water Features</b>	Pier/Dock	<b>Lake Type</b>	NOSKI	
<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, Conventional	<b>Excluded Party</b> None		
<b>Annual Taxes</b> \$2,364.00	<b>Exemptions</b> Homestead, Mortgage,	<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> 6/8/2022	<b>Exp Date</b> 11/2/2022	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</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> Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0
<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 &amp; Auctioneers - Off: 260-459-3911

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