



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 5  
**BEDROOMS** 2  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1940  
**APX ABOVE GRADE FIN SQFT** 1,037  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 850  
**APX TOTAL FINISHED SQFT** 1,037  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Allen County  
**SUBDIVISION** Waynedale Gardens  
**TOWNSHIP** Wayne  
**ELEMENTARY** Waynedale  
**MIDDLE** Portage  
**HIGH** Wayne  
**PARCEL #** 02-12-28-427-007.000-074  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$630.72

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 65 X 150	<b>Garage/# of Cars</b> 1.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.2200	<b>Garage Dim.</b> 24 x 16
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Aluminum	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Shingle	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes	<b>SEWER</b> City	<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	23 x 13	1st Bdrm	Main	12 x 9
Dining Rm	N/A	0 x 0	2nd Bdrm	Main	11 x 9
Kitchen	Main	10 x 9	3rd Bdrm		x
Family Rm		0 x 0	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	0 x 0
		x	Loft		x
		x	Laundry	Basement	x

**ARCHITECTURAL STYLE** Bungalow  
**HEATING/FUEL** Gas, Forced Air  
**COOLING** Window  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Water Heater Gas  
**HVAC** Ceiling Fan  
**AMENITIES** Dryer Hook Up Electric, Porch Enclosed, Range/Oven Hook Up Gas, Storm Doors  
**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure, Other  
**FENCE** Partial, Wood  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$86,000. The highest offer will be reviewed Thursday, November 3 after 3:00 pm. There will be 2 Open House dates held on Sunday, October 16 and 23 from (1-2 pm). <<<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. Charming Waynedale home! 2 bedroom, 1 Bathroom. Large enclosed sun-porch (23' x 7') for bird watching or sipping coffee. Backyard Patio with arched garden trellis. 3 sided privacy fence. Good variety of flowers and plants. Detached single car garage. Unfinished basement. Lots of natural sunlight! \*No warranty on appliances kept with the home as-is.\*  
 \*\*\*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** Bluffton Road to Old Trail Road, right onto Fair Oak Drive, right onto Orchard Lane.