



**TYPE/STYLE** Site-Built Home / Two Story

**ROOMS** 10  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1880  
**APX ABOVE GRADE FIN SQFT** 2,003  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQ...** 1,177  
**APX TOTAL FINISHED SQFT** 2,003

**AUCTION RESERVE PRIC...**

**AREA** Adams County  
**SUBDIVISION** Pyles  
**TOWNSHIP** Wabash  
**ELEMENTARY** South Adams  
**MIDDLE** South Adams  
**HIGH** South Adams  
**DAYS ON MARKET** 1

**APX LOT DIMENSIONS** 132 x 98

**# ACRES** 0.3000

**WATER FRONTAGE**

**ASSESSED VALUE**

**ANNUAL TAXES** \$1,257.00

**LEGAL DESCRIPTION**

**PARCEL #** 01-11-29-209-015.000-019

**ZONING**

**EXEMPTIONS**

**FLOOD PLAIN** No

**ZONING DESC**

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQUENCY** Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	20 x 15	1st Bdrm	Upper	20 x 15
Dining Rm	Main	17 x 15	2nd Bdrm	Upper	15 x 13
Kitchen	Main	16 x 12	3rd Bdrm	Upper	15 x 8
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	15 x 9
		x	Loft		x
		x	Laundry	Main	8 x 7

**# Full Baths BG** 0

**# Full Baths Main** 1

**# Full Baths Upper** 1

**# Half Baths BG** 0

**# Half Baths M...** 0

**# Half Baths Upper** 0

**BASEMENT/FOUNDATION** Full Basement, Unfinished

**HEATING/FUEL** Gas, Forced Air

**COOLING** Central Air

**LOT DESCRIPTION** Level

**EXTERIOR** Vinyl

**SALE INCLUDES** Water Softener-Owned

**FIREPLACE** Dining Rm, Wood Burning

**AMENITIES** Attic Pull Down Stairs, Ceiling Fan(s), Dryer Hook Up Electric, Range/Oven Hk Up Gas/Elec, Formal Dining Room, Main Floor Laundry, Washer Hook-Up

**FENCE** Privacy, Wood

**ROOF MATERIAL** Asphalt

**FLOORING** Hardwood Floors, Carpet, Tile

**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 \$60,000. The highest offer will be reviewed Wednesday, June 28 after 3:00 pm. There will be 2 Open House dates held on Monday, June 19 from 5:00 – 6:00 pm and Sunday, June 25 from 1:00 – 2:00 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. Welcome home! Located right in the heart of Geneva, you'll find this well-maintained, turn-key ready 3 bedroom & 2 full bath property. As you enter the home, you'll find a foyer area that opens to the large dining room with a wood burning fireplace -- or step off into your quaint library/office space. The spacious great room boasts tall windows and a tray ceiling. The kitchen is sure to impress with stainless steel appliances and no shortage of cabinet space. On the main level, you'll also find a full bathroom and the laundry room. Upstairs are 3 bedrooms, a full bath, and ample storage. The master bedroom is truly a sanctuary, offering generous space to relax and unwind. Off the master is a bonus room lined with windows where your plants can thrive, and you can enjoy year-round sunrises! Outside is a big fenced-in yard and large driveway. New water heater installed February 2023! Sale includes the Hisense refrigerator, Whirlpool electric stove/oven, and Maytag washer and dryer. \*No warranty on appliances kept with the home as-is.\* \*\*\*Auctioneer reserves the right to

**Directions to Property** Follow US Hwy 27 S Pass by Wendy's (on the right) Turn left onto E Line St Destination will be on the left

**BUYER/BROKER COMM** 2%

**VARIABLE RATE** No

**REO** No

**OWNER NAME**

**OCCUPANCY** Occupied

**POSSESSION** 14 Days after Closing

**SHOWING INSTRUCTIONS**

**PENDING DATE**

**DISPLAY ON INTERN...** Yes

**DISPLAY ADDRESS** Yes

**ALLOW AVM** Yes

**ALLOW COMMENTS** Yes

**OFFICE NAME** Ness Bros. Realtors & Auctioneers

**LISTING AGENT** Kurt J Ness

**MAIN** Off: 260-459-3911

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