

**TYPE/STYLE** Manuf. Home/Mobile / One Story**ROOMS** 5**BEDROOMS** 3**FULL BATHS** 2**HALF BATHS** 0**APX YEAR BUILT** 1999**APX ABOVE GRADE FIN SQFT** 1,456**APX BELOW GRADE FIN SQFT** 0**APX BELOW GRADE UNFIN SQFT** 0**APX TOTAL FINISHED SQFT** 1,456**SELLING PRICE****CLOSING DATE****BBC** 2%**AREA** Wabash County**SUBDIVISION** None**TOWNSHIP** Liberty**ELEMENTARY** Southwood**MIDDLE** Southwood**HIGH** Southwood**PARCEL #** 85-19-35-200-009.000-005**ASSESSED VALUE****ANNUAL TAXES** \$487.00**LEGAL DESCRIPTION****Property Features****ASSOCIATION DUES \$****ASSOCIATION DUES FREQ.** Not Applicable**OCCUPANCY** Occupied**EXTERIOR** Vinyl**ROOF****FLOORING****BASEMENT** No**APX LOT DIMENSIONS** irregular**# ACRES** 30.0000**FLOOD PLAIN** No**WATER FRONTAGE****WATERFRONT** No**LAKE TYPE****SEWER** Septic**Garage/# of Cars** 2.0**Garage Dim.** 16 x 20**Garage Type** Carport**# Full Baths Upper** 0**# Half Baths Upper** 0**# Full Baths Main** 2**# Half Baths Main** 0**# Full Baths BG** 0**# Half Baths BG** 0**Room Grid**

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 25	1st Bdrm	Main	14 x 12
Dining Rm		x	2nd Bdrm	Main	13 x 12
Kitchen	Main	15 x 12	3rd Bdrm	Main	10 x 12
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	9 x 8

HEATING/FUEL Electric, Forced Air**COOLING** Central Air**LOT DESCRIPTION** Level**FIREPLACE** Family Rm**PROPOSED FINANCING** Cash, Conventional**Remarks and Directions**

Remarks ***The Seller will be offering at LIVE public auction the Real Estate in 2 Tracts individually or as a whole unit on Saturday, July 29 @ 9:30 am. There will be Two Open house dates to view the property, Sun. July 16 (1-2) and Sun. July 23 (1-2). *** TRACT #1 Consists of 3 Bedroom, 2 Bath Home on 14 +/- Acres with 2 car detached carport plus separate 20x24 pole building with concrete floors and overhead door. Split bedroom floorplan with master bedroom en-suite and large 12x5 walk in closet. New windows, new roof and new siding within the last year. Peaceful, quiet setting down a long driveway with large mature trees as the backdrop..... TRACT #2 Consists of 16 acres of Tillable Agriculture land and driveway access..... <<< 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. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.>>>

Directions to Property S Wabash St out of Wabash. Turn left onto IN-218 E. Turn right onto S500 E/S American Rd. Home will be .3 mi down off to the right down a long driveway.