



**TYPE/STYLE** Site-Built Home / Tri-Level  
**ROOMS** 7  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1966  
**APX ABOVE GRADE FIN SQFT** 1,905  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQ...** 0  
**APX TOTAL FINISHED SQFT** 1,905

**AUCTION RESERVE PRIC...**  
**AREA** Allen County  
**SUBDIVISION** Tower Heights  
**TOWNSHIP** Washington  
**ELEMENTARY** Price  
**MIDDLE** Northwood  
**HIGH** Northrop  
**DAYS ON MARKET** 0

**APX LOT DIMENSIONS** 76 X 155

**# ACRES** 0.2700

**WATER FRONTAGE**

**ASSESSED VALUE**

**ANNUAL TAXES** \$1,781.88

**LEGAL DESCRIPTION**

**PARCEL #** 02-07-33-452-017.000-073

**ZONING**

**EXEMPTIONS**

**FLOOD PLAIN** No

**ZONING DESC**

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQUENCY** Not Applicable

|                 | LEVEL | DIMENSIONS |          | LEVEL | DIMENSIONS |
|-----------------|-------|------------|----------|-------|------------|
| Living/Great Rm | Main  | 17 x 14    | 1st Bdrm | Upper | 11 x 10    |
| Dining Rm       |       | x          | 2nd Bdrm | Upper | 10 x 9     |
| Kitchen         | Main  | 17 x 11    | 3rd Bdrm | Upper | 13 x 10    |
| Family Rm       |       | x          | 4th Bdrm |       | x          |
|                 |       | x          | 5th Bdrm |       | x          |
|                 |       | x          | Den      | Lower | 11 x 10    |
|                 |       | x          | Loft     |       | x          |
|                 |       | x          | Laundry  | Lower | 10 x 7     |

**# Full Baths BG** 1

**# Full Baths Main** 0

**# Full Baths Upper** 1

**# Half Baths BG** 0

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

**# Half Baths Upper** 0

**BASEMENT/FOUNDATION** Slab  
**HEATING/FUEL** Baseboard, Hot Water  
**COOLING** Wall AC, Multiple Cooling Units  
**LOT DESCRIPTION** Level  
**EXTERIOR** Aluminum  
**FIREPLACE** None

**AMENITIES** Dryer Hook Up Electric, Eat-In Kitchen, Patio Open, Range/Oven Hook Up Gas, Washer Hook-Up  
**FENCE** Full, Metal  
**ROOF MATERIAL** Asphalt  
**LOCATION** City/Town/Suburb  
**FLOORING** 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 \$90,000. The highest offer will be reviewed Thursday, July 20 after 3:00 pm. There will be 2 Open House dates held on Sunday, July 9 and 16 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. Don't miss the opportunity to call this home yours! This tri-level property boasts over 1,900 sq. ft. with 3 bedrooms, 2 full bathrooms, and an attached garage. In the fenced backyard you'll find a patio space, gas grill, and a beloved Evergreen tree among others! This home is a perfect canvas for you to make your own. It's situated on a 0.27 acre lot just 5 quick minutes from Jefferson Pointe! \*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.\*\*\*

**Agent Remarks** The Agent MUST do the following: 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

**Directions to Property** From W Jefferson Blvd Pass by McDonald's (on the right in 1.2 mi) Turn left onto Hillegas Rd Turn right onto Bass Rd Turn left onto Lindenwood Ave Destination will be on the left

**BUYER/BROKER COMM** 2%

**VARIABLE RATE** No

**REO** Yes

**OWNER NAME**

**OCCUPANCY** Vacant

**POSSESSION** DOC

**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

**AGENT EMAIL** kurt@nessbros.com

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