



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 9
BEDROOMS 3
FULL BATHS 1
HALF BATHS 0
APX YEAR BUILT 1890
APX ABOVE GRADE FIN SQFT 1,384
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQ... 936
APX TOTAL FINISHED SQFT 1,384

AUCTION RESERVE PRIC...
AREA Noble County
SUBDIVISION None
TOWNSHIP Wayne
ELEMENTARY North Side
MIDDLE East Noble
HIGH East Noble
DAYS ON MARKET 2

APX LOT DIMENSIONS 165 x 52

ACRES 0.2100

WATER FRONTAGE

ASSESSED VALUE

ANNUAL TAXES \$2,407.80

LEGAL DESCRIPTION

PARCEL # 57-07-32-200-016.000-020

ZONING

EXEMPTIONS

FLOOD PLAIN No

ZONING DESC

ASSOCIATION DUES \$

ASSOCIATION DUES FREQUENCY Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	15 x 12	1st Bdrm	Main	14 x 11
Dining Rm		x	2nd Bdrm	Upper	11 x 11
Kitchen	Main	12 x 11	3rd Bdrm	Upper	15 x 11
Family Rm	Main	15 x 11	4th Bdrm		x
	Lower	13 x 13	5th Bdrm		x
13	Lower	10 x 13	Den		x
		x	Loft		x
Basement rec ro...	Lower	21 x 15	Laundry	Lower	x
# Full Baths BG	0		# Full Baths Main	1	
# Half Baths BG	0		# Half Baths M...	0	
			# Full Baths Upper	0	
			# Half Baths Upper	0	

BASEMENT/FOUNDATION Full Basement, Unfinished

HEATING/FUEL Gas

COOLING Central Air

LOT DESCRIPTION Level

EXTERIOR Vinyl

SALE INCLUDES Oven-Gas, Range-Gas, Water Heater Gas

PROPOSED FINANCING Cash, Conventional

AMENITIES Dryer Hook Up Electric, Range/Oven Hook Up Gas, Storm Doors, Washer Hook-Up

DOCUMENTS AVAILABLE LBP Form, Inspection Reports

FENCE None

ROOF MATERIAL Asphalt

LOCATION City/Town/Suburb

FLOORING Hardwood Floors, Carpet

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 \$50,000. The highest offer will be reviewed Wednesday, August 30 after 3:00 pm. There will be 2 Open House dates held on Sunday, August 20 and 27 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. Come and see this 3-bedroom home in the heart of Kendallville. Close by to numerous shops & amenities. This home just needs some TLC to bring it back to its former glory! Master Bedroom on the main level & bath on the main level, 2 bedrooms upstairs. Basement has plenty of space for storage. Built-in kitchen cabinets with a vintage porcelain farmhouse style kitchen sink. The bathroom has an antique clawfoot porcelain tub. Vinyl siding was replaced in 2014. There is a spacious yard with access to the home from the street as well as the alley. *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

Directions to Property Go North on S Main St. from Downtown Kendallville, turn left on William St., turn right on S Grant St., property is on the left.

BUYER/BROKER COMM 2%

VARIABLE RATE No

REO No

OWNER NAME

OCCUPANCY Vacant

POSSESSION DOC

SHOWING INSTRUCTIONS Go and show

PENDING DATE

DISPLAY ON INTERN... Yes

DISPLAY ADDRESS Yes

ALLOW AVM Yes

ALLOW COMMENTS Yes

OFFICE NAME Ness Bros. Realtors & Auctioneers

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