



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6  
**BEDROOMS** 3  
**FULL BATHS** 1  
**HALF BATHS** 1  
**APX YEAR BUILT** 1961  
**APX ABOVE GRADE FIN SQFT** 1,482  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQ...** 0  
**APX TOTAL FINISHED SQFT** 1,482

**AUCTION RESERVE PRIC...**  
**AREA** Grant County  
**SUBDIVISION** None  
**TOWNSHIP** Washington  
**ELEMENTARY** Eastbrook North  
**MIDDLE** Eastbrook  
**HIGH** Eastbrook  
**DAYS ON MARKET** 0

**APX LOT DIMENSIONS** 114x204x119x207

**# ACRES** 0.5200

**WATER FRONTAGE**

**ASSESSED VALUE**

**ANNUAL TAXES** \$1,112.12

**LEGAL DESCRIPTION**

**PARCEL #** 27-02-17-402-001.000-031

**ZONING**

**EXEMPTIONS**

**FLOOD PLAIN** No

**ZONING DESC**

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQUENCY** Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 11	1st Bdrm	Main	12 x 12
Dining Rm	Main	12 x 11	2nd Bdrm	Main	12 x 9
Kitchen	Main	11 x 10	3rd Bdrm	Main	12 x 9
Family Rm	Main	21 x 14	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

**# Full Baths BG** 0

**# Full Baths Main** 1

**# Full Baths Upper** 0

**# Half Baths BG** 0

**# Half Baths M...** 1

**# Half Baths Upper** 0

**BASEMENT/FOUNDATION** Crawl

**HEATING/FUEL** Ceiling

**COOLING** Wall AC

**LOT DESCRIPTION** Level

**EXTERIOR** Vinyl

**SALE INCLUDES** Oven-Electric, Range-Electric, Water Heater - Rental

**PROPOSED FINANCING** Cash, Conventional

**AMENITIES** Attic Pull Down Stairs, Ceiling Fan(s), Dryer Hook Up Electric, Range/Oven Hook Up Elec, Storm Doors, Main Floor Laundry, Washer Hook-Up

**DOCUMENTS AVAILABLE** LBP Form

**FENCE** None

**ROOF MATERIAL** Asphalt

**FLOORING** 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, September 20 after 3:00 pm. There will be 2 Open House dates held on Sunday, September 10 and 17 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. This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. Come and see this 3 bedroom, 1.5 bath ranch on the outskirts of Marion! Plenty of cabinet space in the kitchen, extra shed/garage in the back with room for all your gardening/landscaping needs. Wood burner in the living room with stone accent wall. Carpet throughout with vinyl in the kitchen/laundry area. Large backyard with back porch for plenty of room to entertain family and friends! With a little TLC this could make the perfect home! \*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** From Downtown Marion head North on head North on N Baldwin Ave., continue NE on N Huntington Rd., turn left onto E 450 N, property is just past the second st. on the left.

**BUYER/BROKER COMM** 2%

**VARIABLE RATE** No

**REO** No

**OWNER NAME**

**OCCUPANCY**

**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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