



**TYPE/STYLE** Site-Built Home / One and Half Story  
**ROOMS** 1 **AREA** Kosciusko County  
**BEDROOMS** 0 **SUBDIVISION** None  
**FULL BATHS** 0 **TOWNSHIP** Tippecanoe  
**HALF BATHS** 1 **ELEMENTARY** Milford  
**APX YEAR BUILT** 1982 **MIDDLE** Wawasee  
**APX ABOVE GRADE FIN SQFT** 1,848 **HIGH** Wawasee  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 43-08-16-100-028.000-023  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 1,848 **ANNUAL TAXES** \$1,093.00  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> irr.	<b>Garage/# of Cars</b>
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.8500	<b>Garage Dim.</b> x
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b>
<b>EXTERIOR</b> Metal, Other		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 0
<b>BASEMENT</b> No		<b>SEWER</b> Septic	<b># Half Baths Main</b> 1
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm		x	1st Bdrm		x
Dining Rm		x	2nd Bdrm		x
Kitchen		x	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft	Upper	8 x 24
		x	Laundry	Main	x

**HEATING/FUEL** Electric, Wall Heater  
**COOLING** Wall AC  
**LOT DESCRIPTION** Corner, Level

**Remarks and Directions**

**Remarks** \*\*\*This property will be offered at Live On-Site Auction on Saturday, October 21 @ 9:30...There will be Three Open House dates to view the property. Sun. Oct. 8 (1-2) & Wed. Oct. 11 (5-6) and Sun. Oct. 15 (1-2)\*\*\* <<< 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 .85 Acre Residential Lot has a 36 x 42 x 12 Pole building that is totally insulated having a living area with a 3 / 4 bath, kitchen area , washer & dryer hookups & a 8x24 loft area . This building has all wooded floors, and has electric heat and air condition unit with remote controls. There is a 2nd Building 30 x 36 Block building with full 2nd level with stairs, plus 2 overhead doors. These 2 buildings are connected together with a 12 x 21 shop storage area. There are also 4 other smaller building on this property, plus a large garden-flower area. Seller is retiring from the Fur Business...and is motivated to sell...don't find out that this property sold for a price that you would have gladly given.  
**Directions to Property** 7 1/2 miles north of Pierceton, In on St Rd 13 to Co. Rd 500 N, thence west 1 mile to Co. Rd 675, thence north 1/2 mile