



TYPE/STYLE Manuf. Home/Mobile / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1987
APX ABOVE GRADE FIN SQFT 1,352
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,352
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Kosciusko County
SUBDIVISION None
TOWNSHIP Franklin
ELEMENTARY Akron
MIDDLE Tippe Valley
HIGH Tippe Valley
PARCEL # 43-17-17-200-202.000-005
ASSESSED VALUE
ANNUAL TAXES \$589.48

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 754x504 & 754x536	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 9.0800	Garage Dim. 46 x 24
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF Metal		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate		LAKE TYPE	# Full Baths Main 2
BASEMENT No		SEWER Septic	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	25 x 17	1st Bdrm	Main	13 x 12
Dining Rm	Main	8 x 6	2nd Bdrm	Main	11 x 11
Kitchen	Main	13 x 12	3rd Bdrm	Main	11 x 9
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		8 x 6
		x	Loft		x
		x	Laundry	Main	6 x 5

HEATING/FUEL Gas, Propane, Forced Air
COOLING Central Air
LOT DESCRIPTION Level, Wooded
SALE INCLUDES Dishwasher, Water Heater Gas, Water Softener-Owned
FIREPLACE None
PROPOSED FINANCING Cash, Conventional

AMENITIES 1st Bdrm En Suite, Dryer Hook Up Gas, Range/Oven Hook Up Gas

Remarks and Directions

Remarks Having moved into the Peabody Nursing Home the sellers will offer 9.2 Acres wooded parcel with home at online auction ending Tuesday, November 7 @ 3:00 pm. The property will be offered in 2 tracts individually or as a whole unit. There will be two Open House dates on Sun. Oct. 29 (1-2) and Sun. Nov. 5 (1-2). TRACT #1 is 4.82 +/- acres of land that consists of a 3 Bedroom 1,352 sqft Modular home with 2 full baths and a detached 20' x 30' garage and a 24' x 46 building. TRACT # 2 is 4.4 +/- acres of wooded land. This property is located across the road from Rock lake and is only 2 miles east of Akron Indiana off Hwy 114. The personal property will be sold at an online auction on Nov. 14 at 6 pm. Personal property will included a John Deer Tractor. <<< 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.>>>

Directions to Property head NW on 114, turn right on S 1325 E, turn right on W 1275 S, property is last home on the right before the curve.