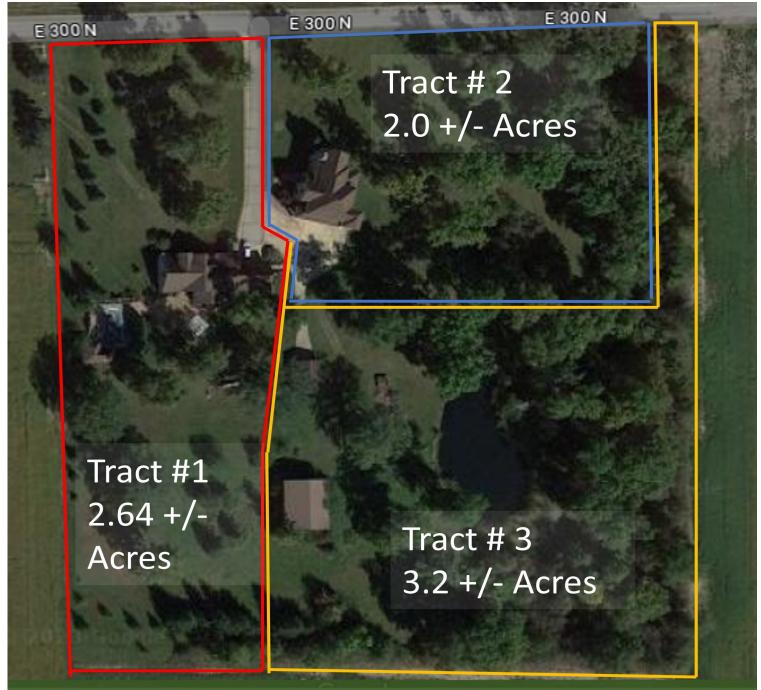
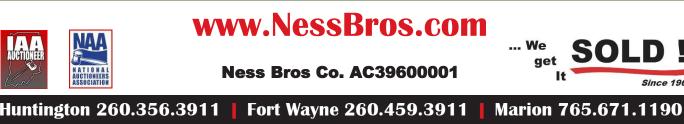


# Kurt Ness, Auction Manager 260.417.1545 | Kurt@nessbros.com

Sellers: Martin Seifert, Bankruptcy Trustee for Todd & Andrea Baumer







## www.NessBros.com

## **Open Houses:** Sun. Oct. 29 @ 1 - 2pm and Sun. Nov. 5 @ 1 - 2pm

### 3224 E 300 N, Decatur, IN 46773

The Bankruptcy Court has order the property to be offered at Online auction. The court has all intentions of selling the 7.8 acres offered in 3 tracts individually, combination or as a whole unit. This property was at one time was on the market for \$949,000.

**TRACT #1** is 2.92+/- Acres and consist of a 3,800 sqft, 4 Bedroom Home, 3 1/2 Baths with 2 car 27x25 attached garage. The home features cathedral ceilings, large towering fireplace, a 3 room master bedroom suite not found in your typical home. Also, setting on this property is an inground pool with separate 19x10 pool house w/bathroom.

LIVING 23'x 18' Wood Burning Fireplace

**KITCHEN** 13' x 11' Wood Cabinets, Tile Floors Electric Stove, Stainless Sink

> **DINING** 13' x 14' Bay Window

FAMILY 19' x 11' Vaulted Ceilings, Tile Floors

> MASTER SUITE 15' x 16' Main Floor Custom Walk-In Closet

MASTER FULL BATH Walk-in Shower, Jet Tub Double Vanity, Tile Floors

> LAUNDRY 10' x 6' Electric Hookups

BEDROOM 2 14' x 11' Main Floor.

BEDROOM 3 18' x 12' Upstairs Floor

**BEDROOM 4/5 SUITE** 17' x 11' and 13' X 9' Upstairs Floor

EXTRA ROOMS (no Closets) 13' x 20' and 14' x 10'













For Free Recorded Message, Call 1-877-297-7407 ID#5529

**TRACT #2** is 2.0 +/- acres and consist of a 2 story, 3,326 sqft Stone Exterior Home with Cherry Wood Work throughout with an additional 800 sqft finished basement, and a 3 car 35 x 23 attached garage. Some of the unique features on the main level include a theater room, weight room, a 1/2 bath and laundry. Upstairs is the 21x13 private bedroom suite w/fireplace, 1.5 Baths, a 35x32 Room with kitchenette area and over \$100,000 of lighted glass display cases used for entertaining clients with a covered balcony that overlooks the property. The Lower Level boasts a 22x16 Conference Room, another Full Bath, a 10x5 Bomb Shelter, and Storage Rooms.

This could be a Corporate Retreat, Wedding Venue Location, or Second Home.

THEATER ROOM 21' x 17' Main Floor Projector

WORKOUT ROOM 21' X 13' Main Floor

MASTER SUITE 21' X 13' Upstairs Floor Electric Fireplace

DISPLAY CASE ROOM 35' X 32 Upstairs Floor Kitchenette Dishwasher, Microwave Elect. Stove Hookup

**CONFERENCE ROOM** 22' X 16' Lower Level w/Kitchenette

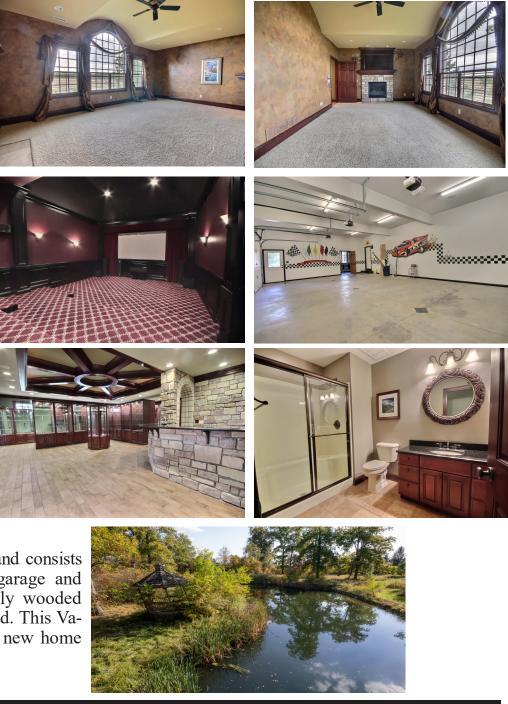
EXTRA ROOM 19' X 12' Lower Level

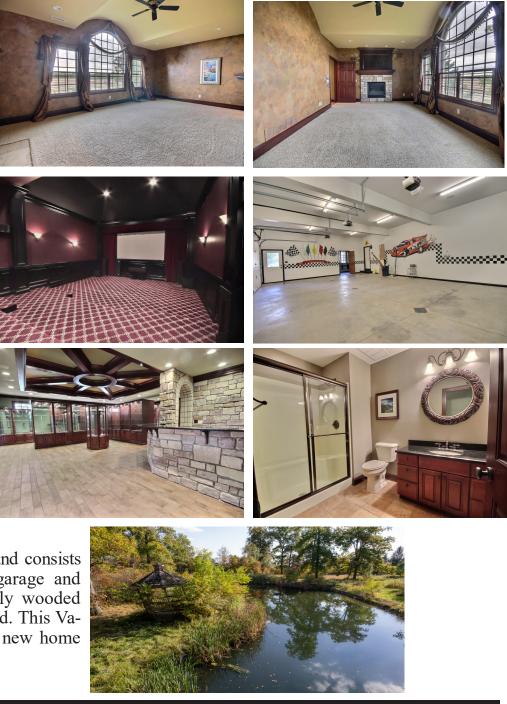
BOMB SHELTER 10' X 5' Lower Level

STORAGE ROOM 15' X 8' Upstairs Floor

**TRACT #3** is 2.92 +/- acres and consists of a 25x30 detached 2 car garage and 40x48 pole building on mostly wooded land with a Large Stocked Pond. This Vacant Parcel is ideal to build a new home for a private oasis.







## Wednesday, November 8 @ 3:00

Inspect - Arrange Financing Bid Your Price