



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

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



# Auction

**7.8+/- Acres offered in 3 Tracts**



**Wednesday, Nov. 8 @ 3:00**



Open Houses:

Sun. Oct. 29 @ 1 - 2pm and Sun. Nov. 5 @ 1 - 2pm



[www.NessBros.com](http://www.NessBros.com)

Ness Bros Co. AC39600001

... We get It **SOLD!**  
 Since 1961

Huntington 260.356.3911 | Fort Wayne 260.459.3911 | Marion 765.671.1190

[www.NessBros.com](http://www.NessBros.com)

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'



**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.

