

**TYPE/STYLE** Site-Built Home

/ One and Half Story

**ROOMS** 18**AREA** Adams County**BEDROOMS** 12**SUBDIVISION** None**FULL BATHS** 5**TOWNSHIP** St Marys**HALF BATHS** 3**ELEMENTARY** Adams Central**APX YEAR BUILT** 1988**MIDDLE** Adams Central**APX ABOVE GRADE FIN SQFT** 6,491**HIGH** Adams Central**APX BELOW GRADE FIN SQFT** 0**PARCEL #** 01-06-19-100-013.000-015**APX BELOW GRADE UNFIN SQFT** 0**ASSESSED VALUE****APX TOTAL FINISHED SQFT** 6,491**ANNUAL TAXES** \$10,219.36**SELLING PRICE****CLOSING DATE****BBC** 2%**LEGAL DESCRIPTION****Property Features****ASSOCIATION DUES \$****ASSOCIATION DUES FREQ.** Not Applicable**OCCUPANCY** Vacant**EXTERIOR** Stone**ROOF****FLOORING** Carpet, Laminate, Tile**BASEMENT** No**APX LOT DIMENSIONS** 558x612**# ACRES** 7.8400**FLOOD PLAIN** No**WATER FRONTAGE****WATERFRONT** Yes**LAKE TYPE****SEWER** Septic**Garage/# of Cars** 5.0**Garage Dim.** 27 x 25**Garage Type** Attached**# Full Baths Upper** 2**# Half Baths Upper** 1**# Full Baths Main** 2**# Half Baths Main** 2**# Full Baths BG** 1**# Half Baths BG** 0**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	23 x 18	1st Bdrm	Main	15 x 16
Dining Rm	Main	13 x 14	2nd Bdrm	Main	11 x 14
Kitchen	Main	13 x 11	3rd Bdrm	Upper	12 x 18
Family Rm	Main	19 x 11	4th Bdrm	Upper	17 x 11
2nd Home Master	Upper	21 x 13	5th Bdrm	Upper	21 x 13
2nd Home	Upper	35 x 32	Den		13 x 14
2nd Home Conf.	Lower	22 x 16	Loft		x
Sunroom	Main	19 x 11	Laundry	Main	10 x 6

**ARCHITECTURAL STYLE** Traditional**HEATING/FUEL** Forced Air, Geothermal, Propane Tank Rented**COOLING** Central Air**LOT DESCRIPTION** Partially Wooded**SALE INCLUDES** Pool Equipment, Water Softener-Rented**FIREPLACE** Family Rm, Rec Rm, Wood Burning**PROPOSED FINANCING** Cash, Conventional**AMENITIES** Main Level Bedroom Suite**LOCATION** Rural**Remarks and Directions**

**Remarks** \*\*\*The Bankruptcy Court has order this property to be offered at Online auction ending Wednesday, November 8 at 3:00 pm, the courts are going to this auction with all intentions of selling The 7.8 acres will be offered in 3 tracts individually, combinations or as a whole unit.. There will be two Open Houses on Sun. Oct. 29 (1-2) and Sun. Nov 5 (1-2). This property was at one time was on the market for \$949,000. \*\*\* TRACT #1 consists of 2.92+/- Acres a 3,800 sqft, 4 Bed Home with 2 car 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. Starting bid on this tract is \$100,000. TRACT #2 consists of 2.0 +/- acres and a 3,326 sqft Stone Exterior Home w/Cherry Wood Work inside, 800 sqft finished basement, and a 3 car att. garage. Some of the unique features on the main level include a theater room, weight room, 1/2 bath & laundry. Upstairs is the 21x13 private bedroom suite w/fireplace, 1.5 Baths, a 35x32 Room w/kitchenette & \$100,000 worth of lighted glass display cases used for entertaining clients, & covered balcony that overlooks the property. The Lower Level boasts a 22x16 Conference Room, Full Bath, 10x5 Bomb Shelter, and Storage Rms. Starting bid on this tract is \$100,000. TRACT #3 consists of 2.92+/- acres with 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. Starting bid on this tract is \$30,000. <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data.

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