



TYPE/STYLE Site-Built Home / One Story
ROOMS 0
BEDROOMS 4
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1966
APX ABOVE GRADE FIN SQFT 2,004
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 2,004
APX TOTAL FINISHED SQFT 2,004
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Adams County
SUBDIVISION None
TOWNSHIP Hartford
ELEMENTARY South Adams
MIDDLE South Adams
HIGH South Adams
PARCEL # 01-10-01-100-007.000-005
ASSESSED VALUE
ANNUAL TAXES \$2,431.08

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS irreg	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 48.8500	Garage Dim. 27 x 25
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER Septic	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	24 x 14	1st Bdrm	Main	14 x 11
Dining Rm	Main	14 x 12	2nd Bdrm	Main	13 x 11
Kitchen	Main	12 x 10	3rd Bdrm	Main	12 x 11
Family Rm	Main	18 x 10	4th Bdrm	Main	12 x 10
storage room	Lower	28 x 17	5th Bdrm		x
		x	Den		14 x 12
		x	Loft		x
		x	Laundry	Main	6 x 5

HEATING/FUEL Ceiling
COOLING Wall AC
LOT DESCRIPTION Level
SALE INCLUDES Water Softener-Owned
FIREPLACE Wood Burning, Basement

AMENITIES Dryer Hook Up Electric, Sump Pump

Remarks and Directions

Remarks **The property has approximately 50 acres +/- of land that will be offered at LIVE / ONLINE Simulcast Public Auction on Thursday, November 9 at 6:30 pm. The LIVE Auction will be held at the Clock Tower Inn, located at 1335 U. s. Hwy 27 Berne IN or you may bid Online from Home. There will be two Open Houses held on Sun. Oct. 29 (1-2) and Sun. Nov. 5 (1-2).** The 50 acres +/- will be offered in 3 tracts individually, combinations or as a whole unit. TRACT #1 is 4.5 acres and consists of a 7 room Ranch 4 Bedroom Home with partial finished basement, 1 1/2 baths and attached 2 car garage. Also, on this tract of land is a 40' x 191' pole building (former chicken house). TRACT #2 is 35+/- acres of farmland. TRACT #3 is "swing lot" of 10.5+/- acres of wooded land which may only be purchased in combination with Tract 2 or by any adjoining property owner. <<< 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 From HWY 69 South of Markle take IN-218 East towards Berne, Property on the right side before you reach the town of Berne.