



**TYPE/STYLE** Site-Built Home / Two Story  
**ROOMS** 10  
**BEDROOMS** 4  
**FULL BATHS** 2  
**HALF BATHS** 1  
**APX YEAR BUILT** 1960  
**APX ABOVE GRADE FIN SQFT** 1,728  
**APX BELOW GRADE FIN SQFT** 414  
**APX BELOW GRADE UNFIN SQFT** 450  
**APX TOTAL FINISHED SQFT** 2,142  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Grant County  
**SUBDIVISION** Highland Park  
**TOWNSHIP** Center  
**ELEMENTARY** Riverview/Justice  
**MIDDLE** McCulloch/Justice  
**HIGH** Marion  
**PARCEL #** 27-02-31-402-034.000-002  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,282.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 80 x 197	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.3600	<b>Garage Dim.</b> 26 x 24
<b>OCCUPANCY</b> Vacant	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Vinyl	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 2
<b>ROOF</b> Asphalt	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet, Concrete, Vinyl	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 0
<b>BASEMENT</b> Yes	<b>SEWER</b> City	<b># Half Baths Main</b> 1
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	24 x 12	1st Bdrm	Upper	15 x 11
Dining Rm	Main	10 x 10	2nd Bdrm	Upper	13 x 11
Kitchen	Main	12 x 10	3rd Bdrm	Upper	12 x 10
Family Rm	Main	13 x 12	4th Bdrm	Upper	12 x 10
Basement Living...	Lower	23 x 18	5th Bdrm		x
		x	Den		x
		x	Loft		x
Utility Rm	Basement	23 x 14	Laundry	Basement	x

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Attic Fan, Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dishwasher, Microwave, Oven-Built-In, Range-Electric, Water Heater Gas  
**FIREPLACE** Living/Great Rm

**ENRGY EFFCNT WIN/DOORS** Storm Doors  
**AMENITIES** Ceiling Fan(s), Deck Open, Dryer Hook Up Electric, Garage Door Opener, Porch Covered, Range/Oven Hook Up Elec, Storm Doors, Utility Sink, Washer Hook-Up  
**DOCUMENTS AVAILABLE** LBP Form  
**FENCE** None  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$75,000. The highest offer will be reviewed Wednesday, November 29th after 3:00 pm. There will be 2 Open House dates held on Sunday, November 19th and 26th from 1:00 – 2:00 pm. \*\*\*This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.\*\*\* Come see this 4 bedroom, 2.5 bath, two-story home on a full (half finished) basement. This home is close to everything; schools, shopping, & restaurants. It has built-in cabinets & storage spaces in the garage for your outdoor projects. Built-in buffet in the formal dining room. Large living room with a gas fireplace. Master en-suite upstairs & a shared bathroom with a walk-in bathtub upstairs for the other 3 bedrooms. There is plenty of space in the half-finished basement for entertaining as well as a large utility room with additional storage space. The sliding door opens up to the spacious back deck with a large yard for entertaining guests. \*No warranty on appliances kept with the home in as-is.\*  
**Directions to Property** From downtown Marion Head west on E 3rd St toward S Washington St. Turn right onto S Nebraska St. Continue onto N River Dr. Turn left onto W Buckingham Dr.