



TYPE/STYLE Site-Built Home / One Story
ROOMS 9
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1978
APX ABOVE GRADE FIN SQFT 1,814
APX BELOW GRADE FIN SQFT 1,814
APX BELOW GRADE UNFIN SQFT0
APX TOTAL FINISHED SQFT 3,628
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Homesites
TOWNSHIP Pleasant
ELEMENTARY Waynedale
MIDDLE Miami
HIGH Wayne
PARCEL # 02-17-35-300-004.000-059
ASSESSED VALUE
ANNUAL TAXES \$2,122.89

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 250x243	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 1.3850	Garage Dim. 23 x 23
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Vinyl	LAKE TYPE	# Full Baths Main 2
BASEMENT Yes	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 1

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 13	1st Bdrm	Main	15 x 11
Dining Rm	Main	12 x 9	2nd Bdrm	Main	12 x 10
Kitchen	Main	11 x 11	3rd Bdrm	Main	14 x 11
Family Rm		x	4th Bdrm		x
Utility Room	Basement	15 x 9	5th Bdrm		x
Basement	Basement	45 x 31	Den		x
		x	Loft		x
		x	Laundry	Basement	11 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas
FIREPLACE Living/Great Rm, Basement, Two

AMENITIES Breakfast Bar, Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Covered, Range/Oven Hook Up Gas, Main Level Bedroom Suite, Sump Pump, Washer Hook-Up
DOCUMENTS AVAILABLE Sellers Disclosure
LOCATION Rural

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 \$140,000. The highest offer will be reviewed Wednesday, December 6 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 26 and December 6 from 1:00 – 2:00 pm. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. *** Country living at its best! Located 2 miles south of 469 South - take State Road 1 to County Road 1200 N, turn left (east), and go 1 mile to 1020 W South County Line Road. This 3 bedroom, 2.5 bathroom ranch with a large basement is move-in ready! The home has over 3,500 sq. ft. with 1,810 sq. ft. of living space on the main level and another 1,690 sq. ft. of finished living space on the lower level. Some of the features includes two fireplaces, new stainless steel appliances, new high efficiency gas furnace, new AC, new high efficiency gas tankless water heater, new flooring throughout, several replacement windows, and more. On those lazy summer days you can enjoy sitting on the back deck overlooking the quiet, open fields that border the property. *No warranty on appliances kept with the home as-is.*
Directions to Property Follow S Calhoun & E Wayne St to S Clinton St. Take Bluffton Rd to E 1200 N/17900 S/S County Line Rd W/County Rd 1200 N. Turn right at the 1st cross street onto S Clinton St. Turn right onto E Paulding Rd. Turn left onto Bluffton Rd.