


Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202415487	3633 W State Boulevard	Fort Wayne	IN 46808	<b>Status</b> Active	<b>LP</b> \$314,000
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-07-33-301-004.000-073	<b>Type</b> Site-Built Home	<b>Bedrms</b> 3	<b>F Baths</b> 2 <b>H Baths</b> 1
	<b>Sub</b> None	<b>Cross Street</b>			
	<b>Location</b> City/Town/Suburb	<b>Style</b> Two Story			
	<b>School District</b> FWC	<b>Elem</b> Price	<b>JrH</b> Northwood	<b>SrH</b> Northrop	
	<b>Legal Description</b> West Gate Place W 115Ft N Of Ditch Lot 12 West Gate Place Lot 12 Ex S 474 Ft & Ex W 115Ft N Of Dit				
	<b>Directions</b> From I69 Illinois Rd. exit and head East, turn left onto Hillegas Rd. and head North, turn right onto W State Blvd.				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** Opportunity is knocking with 10.7 acres +/- Located at 3633 W. State Blvd approx. 1 mile. from Saint Francis University. This property is going to be offered for sale through a LIVE AUCTION that will be Simulcasted with ONLINE Bidding. Property will be offered in 5 tracts. Tracts may be purchase in individual, combination or as a whole unit. There will be Two Viewing Dates on Sun. May 12 (1-2) & Sun. May 19 (1-2)..... TRACT # 1: consists of .86 acres of land containing a custom built 2 story one owner home with 3-bedrooms on finished basement with attached 2 car garage. There is also a 30' x 40' insulated barn with loft area..... This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction.....TRACT # 2: consists of 3.63 acres on W. State Blvd.....TRACT # 3: consists of 3.48 acres + / - on W. State Blvd.....TRACT # 4: consists of 2.03 acres +/- off Westgate Dr.....TRACT # 5: consist of .72 acres +/- off York Dr..... This property has development potential and is on city water and sewer. There are many outstanding features too numerous to list which can be obtained on our website, and in documents. <<< 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. The current price is the assessed value and the property may sell at , above or below listed value. >>>

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	10.7200 / 466,963	115x297x95x39x360	<b>Sr</b> No	<b>Lot Des</b>	Partially Wooded, Flood Plain, 10-14.999						
<b>Township</b>	Washington	<b>Abv Gd Fin SqFt</b>	1,768	<b>Below Gd Fin SqFt</b>	800	<b>Ttl Below Gd SqFt</b>	800	<b>Ttl Fin SqFt</b>	2,568	<b>Year Built</b>	1967		
<b>Age</b>	57	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Fndtn</b>	Finished	<b># Rooms</b>	10		
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County</b>	<b>Zoning Description</b>									
<b>DIM</b>	<b>L</b>												
<b>LR</b>	20 x 12	<b>M</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	<b>Gas</b>	<b>Yes</b>	<b>Fireplace</b>	<b>Yes</b>	
<b>D</b>	10 x 9	<b>M</b>	<b>B-Main</b>	0	1	<b>Well</b>	Private	<b>Dryer Hookup</b>	<b>Elec</b>	<b>No</b>	<b>Guest Qtrs</b>	<b>No</b>	
<b>FR</b>	15 x 12	<b>M</b>	<b>B-Upper</b>	2	0	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		<b>No</b>	<b>Split FirPln</b>	<b>No</b>	
<b>KT</b>	11 x 9	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Baseboard, Forced Air, Multiple	<b>Disposal</b>		<b>Yes</b>	<b>Ceiling Fan</b>	<b>No</b>	
<b>B</b>	x		<b>Laundry Rm</b>	Lower		<b>Heating</b>		<b>Water Soft-Owned</b>		<b>No</b>	<b>Skylight</b>	<b>No</b>	
<b>D</b>	x		<b>Laundry L/W</b>	12x 11		<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>		<b>No</b>	<b>ADA Features</b>	<b>No</b>	
<b>M</b>	14 x 13	<b>U</b>	<b>AMENITIES</b> Alarm System-Security, Bar, Disposal, Dryer				<b>Alarm Sys-Sec</b>	<b>Yes</b>	<b>Fence</b>		<b>None</b>		
<b>2B</b>	16 x 10	<b>U</b>	Hook Up Gas, Garage Door Opener, Generator Built-In,				<b>Alarm Sys-Rent</b>	<b>No</b>	<b>Golf Course</b>		<b>No</b>		
<b>3B</b>	15 x 10	<b>U</b>	Intercom, Range/Oven Hook Up Elec, Storm Doors, Utility Sink,				<b>Jet/Grdn Tub</b>	<b>No</b>	<b>Nr Wlkg Trails</b>		<b>No</b>		
<b>4B</b>	x		<b>Garage</b>	2.0	/ Attached	/	23 x 23	/	529.00	<b>Pool</b>	<b>No</b>	<b>Garage Y/N</b>	<b>Yes</b>
<b>5B</b>	x		<b>Outbuilding</b>	Barn			30 x 40			<b>Pool Type</b>		<b>Opnr:</b>	<b>Yes</b>
<b>R</b>	x		<b>Outbuilding</b>	Shed			10 x 8	80		<b>Off Street Pk</b>	<b>Yes</b>		
<b>LF</b>	x		<b>Assn Dues</b>	Not Applicable				<b>FIREPLACE</b>	Family Rm, Wood Burning, Basement, Two				
<b>EX</b>	17 x 17	<b>M</b>	<b>Other Fees</b>										
<b>WtrType</b>	<b>Restrictions</b>												
<b>Water Features</b>	<b>Water</b>	<b>Wtr Name</b>											
	<b>Wtr Frtg</b>	<b>Channel Frtg</b>											
		<b>Lake Type</b>											

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 5/30/2024

Auction Time 6:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions Disabled Vet, Homestead, Over

Year Taxes Payable 2023

Annual Taxes \$1,901.15

Is Owner/Seller a Real Estate Licensee No

Possession DOC

List Office Ness Bros. Realtors &amp; Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Ttl Concessions Paid

Sold/Concession Remarks

BBC

2%

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors &amp; Auctioneers - Off: 260-356-3911

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.