

Listings as 06/19/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202422458 3619 S Lincoln Boulevard Marion IN 46953 Status Active LP \$65,000



**Area** Grant County **Parcel ID** 27-07-17-403-102.000-001 **Type** Site-Built Home  
**Sub** None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** City/Town/Suburb **Style** One Story  
**School District** MAR **Elem** Allen/Justice **JrH** McCulloch/Justice **SrH** Marion  
**Legal Description** Lots 45 & 46 Home Pk Add Mp 0717-403-102.000  
**Directions** From Downtown Marion head South on S Baldwin Ave., turn left on W 38th St., turn left on S Lincoln Blvd. and  
**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**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 \$35,000. The highest offer will be reviewed Tuesday, July 16 after 3:00 pm. There will be 2 Open House dates held on Sun. July 7 (1-2) and Sun. July 14 (1-2). <<< 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.>>> \*No warranty on appliances kept with the home in as-is.\*.....Personal Property will also be sold at auction soon - visit our site for more info! Come and see this 3-bedroom, 2 full bath home with a 2-car garage with additional space for all your extra tools and projects you may be working on! This home has a large living room off to the left when entering the home with a wood burning fireplace. The kitchen is off to the right when entering the home with the master bedroom off the kitchen with a full bath & walk in closet, including a bolted in safe in the closet. The family room is off the front door of the home when entering from the porch. There are 2 bedrooms on the right side of the home, with the utility closet connecting the two (access to crawlspace from that room as well), and another full bathroom. The home sits on a good-sized lot with a fenced in backyard, a shed & open back porch, great for entertaining friends & family. Don't miss out on the opportunity to see this home! All appliances that remain with the home stay with the home in as is condition, no warranty provided.....Updates include: Metal roof 5 yrs ago. Insulation blown in. 2-4 yr old furnace (2 furnaces), installed some pex plumbing. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

Se	Lo	Lot Ac/SF/Dim	0.3900 / 16,988	113x149x113x150	Sr	No	Lot Des	Level
<b>Township</b> Center		<b>Abv Gd Fin SqFt</b> 1,634	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,634	<b>Year Built</b> 1959		
<b>Age</b> 65	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Crawl	<b># Rooms</b> 7			
<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> 30 x 16	M	<b>Baths</b> Full	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas	No	<b>Fireplace</b>	Yes
<b>D</b> x		<b>B-Main</b> 2	0	<b>Well</b>	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>FR</b> 15 x 14	M	<b>B-Upper</b> 0	0	<b>Sewer</b> City	<b>Dryer Hook Up</b>	No	<b>Split FirPln</b>	No
<b>KT</b> 13 x 11	M	<b>B-Blw G</b> 0	0	<b>Fuel /</b> Gas, Forced Air	<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes
<b>B</b> x		<b>Laundry Rm</b> Main		<b>Heating</b>	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>D</b> x		<b>Laundry L/W</b> 11x 10		<b>Cooling</b> Multiple Cooling Units	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>M</b> 13 x 13	M	<b>AMENITIES</b> Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Full, Chain Link
<b>2B</b> 14 x 11	M	Hook Up Electric, Patio Open, Range/Oven Hook Up Gas,			<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>3B</b> 11 x 9	M	Storm Doors, Utility Sink, Main Level Bedroom Suite, Main			<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>4B</b> x		<b>Garage</b> 2.0 / Attached	/ 31 x 22 / 682.00		<b>Pool</b>	No	<b>Garage Y/N</b>	Yes
<b>5B</b> x		<b>Outbuilding</b> Shed	4 x 6		<b>Pool Type</b>		<b>Opnr:</b>	No
<b>R</b> x		<b>Outbuilding</b>	x		<b>Off Street Pk</b>	Yes		
<b>LF</b> x		<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b> Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas		
<b>EX</b> x		<b>Other Fees</b>				<b>FIREPLACE</b> Living/Great Rm, Wood Burning, One		
<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:

**Auction** Yes **Auction Reserve Price** \$ **Auction Date** 6/19/2024 **Auction Time** 3:00 pm  
**Auctioneer Name** Kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2023  
**Annual Taxes** \$256.24 **Is Owner/Seller a Real Estate Licensee** No **Possession** Day of Closing  
**List Office** Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 0  
**Ttl Concessions Paid** **Sold/Concession Remarks**  
**BBC** 2%

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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