


Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202432327	509 E South D Street	Gas City	IN 46933	Status Active	L \$0
	Area Grant County	Parcel ID 27-07-34-301-215.000-018	Type Site-Built Home	Bedrms 2	F Baths 2 H Baths 0
	Sub None	Cross Street			
	Location City/Town/Suburb	Style One and Half Story			
	School District MIS Elem Westview/Northview	JrH R J Basket	SrH Mississinewa		
	Legal Description Lots 3 Thru 5 G C L Cos 3rd Add Mp 0734-301-215.000				
	Directions Heading E on E Main St., turn left onto S 5th St., turn left onto S Grant St., property will be on the right.				
	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 \$20,000. The highest offer will be reviewed Friday, September 13 after 3pm. There will be 2 Open House dates held on Thurs. Sept. 5 (5-6pm) and Sun. Sept. 8 (1-2pm). <<< 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.>>> Come see this handy-man special on an oversized lot! This home needs a lot of TLC to bring it back to its former glory. This is a 2-bedroom home with an upstairs landing space that could be turned into an additional room, large living room upon entering the front door, oversized mudroom, an additional living space in the back of the home that needs to be fixed up. L-shaped covered front porch, bushes lining the front of the home for privacy. Kitchen has plenty of cabinets, and counter top space. Don't miss out on this opportunity! *No warranty on appliances kept with the home in as-is.* ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. ***

Se	Lo	Lot Ac/SF/Dim	0.3000 / 13,068	33x33x33x132x99x132	Sr No	Lot Des	Level			Year Built	1939
Township	Mill	Abv Gd Fin SqFt	1,974	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,974	# Rooms	10
Age	85	New No	Date Complete	Ext	Stone, Vinyl,	Fndtn	Crawl			# Rooms	10
Room Dimensions	Inside City Limits	City	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
L 21 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
D 11 x 10	M	B-Main	2	0	Well		Dryer Hookup	Elec	Yes	Guest Qtrs	No
F 15 x 11	M	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
K 12 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	Yes
B x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D x		Laundry L/W	13x 8		Cooling	None	Water Soft-Rented		No	ADA Features	No
M 11 x 11	M	AMENITIES Attic Pull Down Stairs, Breakfast Bar, Ceiling				Alarm Sys-Sec	No	Fence	No	Golf Course	No
2 11 x 11	U	Fan(s), Dryer Hook Up Electric, Kitchen Island, Porch Covered,				Alarm	No	Golf Course	No	Nr Wlkg Trails	No
3 x		Range/Oven Hook Up Elec, Storm Doors, Main Floor Laundry,				Jet/Grdn Tub	No	Garage Y/N	No	Opnr:	No
4 x		Garage	/	/	x	/	Pool	No	Pool Type		
5 x		Outbuilding	Shed	10 x 10			Off Street Pk	Yes			
R x		Outbuilding		x			SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Gas				
LF x		Assn Dues		Not Applicable			FIREPLACE None				
E 12 x 11	U	Other Fees									
WtrType		Restrictions									
Water Features		Water									
		Wtr Frtg									
		Wtr Name									
		Channel Frtg									
		Lake Type									

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 8/23/2024 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$2,080.0 **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**
Seller Concessions Offer Y/N **Seller Concession Amount \$**

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

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