

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202434913	9619 Maysville Road	Fort Wayne	IN 46815	Status Active	L \$125,000
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Area Allen County	Parcel ID 02-08-24-351-007.000-072	Type Site-Built Home
Sub None	Cross Street	Bedrms 3 F Baths 2 H Baths 1
Location City/Town/Suburb	Style One Story	
School District FWC Elem Arlington	JrH Jefferson	SrH Northrop
Legal Description .596A Tr Of Fri E 220 Ft W Of Sr 37 Se Pt W1/4 Sw1/4 Sec 24		
Directions coming north on maysville road, just past stellhorn road, turn on the road to the left immediately after the intersection,		
Inside City Limits	City Zoning	County Zoning Zoning Description

Remarks This is a BANKRUPTCY ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 125,000. The Trustee will review the Highest Offer on Tuesday, October 1 @ 3pm. There will be 2 Open House dates to view the property on Sun. Sept. 22 (1-2 pm) and Sun. Sept. 29 (1-2 pm). <<< Special Note: 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.>>> This 3 Bedroom Ranch sits on over half an acre with a large Living room boasting a Vaulted Ceiling and sliding glass doors out to the back patio. Additional Living space with family room and formal dining room. Kitchen with lots of cabinets and white appliance's which stay with home but are not warrantied. Attached 2 car garage and 16x12 Garden Shed for storage, vehicles, toys and lawn tractors. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	0.6000 / 26,136	224 x 145 x 216 x 140	Sr No	Lot Des	Level								
Township	St Joe	Abv Gd Fin SqFt	1,798	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,798	Year Built	1965				
Age	59	New	No	Date Complete		Ext	Brick, Vinyl,	Fndtn	Slab	# Rooms	6				
Room Dimensions		Inside City Limits		City		County		Zoning Description							
DIM	L														
L	13 x 23	M		Baths	Full	Half		Water	WELL	Dryer Hookup	Gas	No	Fireplace	No	
D	11 x 12	M		B-Main	2	1		Well	Private	Dryer Hookup Elec	Yes		Guest Qtrs	No	
F	16 x 12	M		B-Upper	0	0		Sewer	City	Dryer Hook Up		No	Split FirPln	No	
K	11 x 9	M		B-Blw G	0	0		Fuel /	Electric, Baseboard	Disposal	Yes		Ceiling Fan	No	
B	x			Laundry Rm	Main			Heating		Water Soft-Owned	Yes		Skylight	No	
D	x			Laundry L/W	5 x 5			Cooling	Wall AC	Water Soft-Rented	No		ADA Features	No	
M	11 x 13	M		AMENITIES	Disposal, Dryer Hook Up Electric, Range/Oven						Alarm Sys-Sec	No		Fence	
2	10 x 13	M		Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry,							Alarm	No		Golf Course	No
3	10 x 12	M		Washer Hook-Up							Jet/Grdn Tub	No		Nr Wlkg Trails	No
4	x			Garage	2.0	/ Attached	/ 19 x 20 / 380.00			Pool	No		Garage Y/N	Yes	
5	x			Outbuilding	Garden Shed	16 x 12				Pool Type			Opnr:	No	
R	x			Outbuilding		x				Off Street Pk					
LF	x			Assn Dues		Not Applicable				SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned				
E	x			Other Fees											
WtrType		Restrictions													
Water Features		Water		Wtr Name											
		Wtr Frtg		Channel Frtg											
				Lake Type											

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/10/2024	Auction Time 3:00 pm
Auctioneer Name kurt ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2023
Annual Taxes \$1,990.6	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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