


Listings as 09/13/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202435410	11514 Thiele Road	Fort Wayne	IN 46819	Status Active	L \$100,000
	Area Allen County	Parcel ID 02-17-11-376-007.000-059	Type Site-Built Home	Sub None	Cross Street
Location Rural	Style Two Story	Bedrms 3	F Baths 1	H Baths 1	
School District FWC	Elem Waynedale	JrH Miami	SrH Wayne		
Legal Description	Fri N 226.67' Of S 1323.60' Of E 340' Sw 1/4 Sec 11 Ex S 3' & .208 A Irr Tract 1096.93' N & 340' W Of Se				
Directions	From Waynedale head South on Bluffton Rd., turn left onto W Ferguson Rd., then right onto Thiele Rd. property will be				
Inside City Limits	City Zoning	County Zoning	Zoning Description		

Remarks This is an 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 \$50,000. The BANKRUPTCY Trustee will review the Highest Offer on Friday Oct. 4th @3pm. There will be two Open House dates to view the property on Sunday Sept. 22nd & Sunday Sept. 29th from 1-2pm. <<< 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.>>> Come and see this fixer upper, 3 bedroom 1.5 bath with tons of potential on 2 acres with a pond and outbuilding! If you want privacy and are looking for a project then this is the home for you! There is an attached 1 car garage and an attached workshop space for additional projects or for storage. Don't miss out on this opportunity! ***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 001Lo	Lot Ac/SF/Dim 2.0000 / 87,120	379x228x380x231	Sr No	Lot Des	Level, 0-2.9999
Township Pleasant	Abv Gd Fin SqFt 1,708	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,708	Year Built 1979
Age 45	New No	Date Complete	Ext Aluminum,	Fndtn Slab	# Rooms 8
Room Dimensions	Inside City Limits	City	County	Zoning Description	
DIM	L				
L 20 x 13	M	Baths Full Half	Water WELL	Dryer Hookup Gas No	Fireplace Yes
D x		B-Main 0 1	Well Private	Dryer Hookup Elec Yes	Guest Qtrs No
F 12 x 11	M	B-Upper 1 0	Sewer Septic	Dryer Hook Up No	Split FirPln No
K 12 x 10	M	B-Blw G 0 0	Fuel / Forced Air	Disposal No	Ceiling Fan Yes
B x		Laundry Rm Main	Heating	Water Soft-Owned Yes	Skylight No
D x		Laundry L/W 6 x 3	Cooling Central Air	Water Soft-Rented No	ADA Features No
M 15 x 11	U	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Range		Alarm Sys-Sec No	Fence None
2 13 x 9	U	/Oven Hook Up Elec, Storm Doors, Main Floor Laundry,		Alarm No	Golf Course No
3 10 x 9	U	Washer Hook-Up		Jet/Grdn Tub No	Nr Wlkg Trails No
4 x		Garage 1.0 / Attached	/ 25 x 12 / 300.00	Pool No	Garage Y/N Yes
5 x		Outbuilding Outbuilding	28 x 24	Pool Type	Opnr: No
R x		Outbuilding	x	Off Street Pk Yes	
LF x		Assn Dues	Not Applicable	SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned	
E 14 x 10	M	Other Fees		FIREPLACE Wood Burning Stove	
WtrType	Restrictions				
Water Features	Water Pond	Wtr Name			
Pond	Wtr Frtg	Channel Frtg			
		Lake Type			

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/13/2024	Auction Time 3:00pm
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2023
Annual Taxes \$1,481.4	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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.