

Listings as 09/17/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202435899 51588 County Road Elkhart IN 46514 Status Active L \$50,000



Area Elkhart County Parcel ID 20-02-15-326-003.000-026 Type Manuf. Home/Mobile
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 0
 Location Style One Story
 School District ELK Elem Osolo JrH North Side SrH Elkhart
 Legal Description In Nw Cor E1/2 Sw Ex N 393.65Ft Ex 75.47X577.5Ft Etc Ex 1A Ex 1A Ex 1A Sec 15 .78A & In Nw Cor E1/2
 Directions North from Elkhart off IN Toll Rd 90 Exit HWY 19. Go north towards the lake and then East on County Rd 4 to County
 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 \$ 40,000. The BANKRUPTCY Trustee will review the Highest Offer on Tuesday, October 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 29 (1-2 pm) and Sun. Oct. 6 (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 Manufactured Home sits on 1.78 acres with 3 bedrooms and 2 baths. Only 5 minutes to Simonton Lake Public Access for summer fun. Great Opportunity for Investor or Handyman wanting a project home. ***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 may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim	1.7800 / 77,537	576 x 133	Sr	No	Lot Des	Level			
Township	Osolo	Abv Gd Fin SqFt	1,620	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,620	Year Built	1994
Age	30	New No	Date Complete	Ext	Aluminum,	Fndtn	Crawl	# Rooms	6		
Room Dimensions	Inside City Limits	City	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
L	25 x 14	B-Main	2	0	Well		Dryer Hookup	Elec	No	Guest Qtrs	No
D	x	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
F	15 x 12	M	B-Blw G	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	No
K	22 x 12	M	Laundry Rm	Main	Heating		Water Soft-Owned		No	Skylight	No
B	x		Laundry L/W	9 x 6	Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
D	x		AMENITIES	Range/Oven Hook Up Gas, Main Level Bedroom			Alarm Sys-Sec		No	Fence	
M	12 x 12	M	Suite				Alarm		No	Golf Course	No
2	12 x 10	M					Jet/Grdn Tub		No	Nr Wlkg Trails	No
3	12 x 10	M					Pool		No	Garage Y/N	No
4	x		Garage	/	/	x /	Pool Type			Opnr:	No
5	x		Outbuilding	None		x	Off Street Pk				
R	x		Outbuilding			x	FIREPLACE	Living/Great Rm			
LF	x		Assn Dues		Not Applicable						
E	x		Other Fees								
WtrType			Restrictions								
Water Features			Water								
			Wtr Frtg								
							Channel Frtg				
							Lake Type				

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 9/17/2024 Auction Time 3:00 pm
 Auctioneer Name Kurt Ness Auctioneer License # AU01026833
 Financing: Proposed Exemptions Year Taxes Payable 2023
 Annual Taxes \$590.84 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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