

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202440582 1302 S Jadden Road Marion IN 46953 Status Active L \$113,600



**Area** Grant County **Parcel ID** 27-08-13-200-011.000-020 **Type** Manuf. Home/Mobile  
**Sub** None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** Rural **Style** One Story  
**School District** EBC **Elem** Eastbrook South **JrH** Eastbrook **SrH** Eastbrook  
**Legal Description** 07-01-155.06 Pt E Ne Sec 13 5.027A Mp 0813-200-011.000  
**Directions** Heading South on I69 get off on hwy 18 and turn left, turn right onto Jadden Rd. continue on Jadden Rd. pass E100 S  
**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 \$ 60,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Friday, November 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 27 (1-2 pm) and Sun. Nov. 3 (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 Bed Home sits on 5.03 Partially Wooded Acres with lots of privacy and nature to enjoy. Living room with wood doors to enter into kitchen area with vinyl plank floors and wood cabinets. Sunroom off the back that walks out to deck and fenced yard for pets. 20 x 24 detached garage and additional shed for storing vehicle or yard toys. Well and Septic will save on utility bills and all appliances stay with the home, but are not warrantied. \*\*\*This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	5.0300 / 219,107	151x57x112 X 126x584x360	<b>Sr</b>	No	<b>Lot Des</b>	Partially Wooded, 3-5.9999					
<b>Township</b>	Monroe	<b>Abv Gd Fin SqFt</b>	1,512	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,512	<b>Year Built</b>	1989		
<b>Age</b>	35	<b>New No</b>		<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</b>		<b>County</b>		<b>Zoning Description</b>					
<b>DIM</b>	<b>L</b>												
<b>L</b>	19 x 16	<b>M</b>		<b>Baths</b>	Full	<b>Half</b>	0	<b>Water</b>	WELL	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>D</b>	11 x 9	<b>M</b>		<b>B-Main</b>	2	<b>Well</b>	Private	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>F</b>	x			<b>B-Upper</b>	0	<b>Sewer</b>	Septic	<b>Dryer Hook Up</b>	No	<b>Split FirPln</b>	No		
<b>K</b>	20 x 9	<b>M</b>		<b>B-Blw G</b>	0	<b>Fuel /</b>	Electric, Forced Air	<b>Disposal</b>	No	<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>	13 x 11	<b>M</b>		<b>Laundry L/W</b>	x	<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>M</b>	13 x 12	<b>M</b>		<b>AMENITIES</b>	Ceiling Fan(s), Dryer Hook Up Electric, Porch Enclosed, Range/Oven Hook Up Elec, Storm Doors, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Chain Link		
<b>2</b>	13 x 10	<b>M</b>						<b>Alarm</b>	No	<b>Golf Course</b>	No		
<b>3</b>	10 x 10	<b>M</b>						<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>4</b>	x			<b>Garage</b>	2.0 / Detached	/ 24 x 20 / 480.00		<b>Pool</b>	No	<b>Garage Y/N</b>	Yes		
<b>5</b>	x			<b>Outbuilding</b>	Shed	6 x 6		<b>Pool Type</b>		<b>Opnr:</b>	No		
<b>R</b>	x			<b>Outbuilding</b>		x		<b>Off Street Pk</b>					
<b>LF</b>	x			<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric				
<b>E</b>	x			<b>Other Fees</b>				<b>FIREPLACE</b>	None				
<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** 11/8/2024 **Auction Time** 3:00 pm  
**Auctioneer Name** Kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** Cash, FHA **Exemptions** **Year Taxes Payable** 2023  
**Annual Taxes** \$418.66 **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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