

Listings as 10/28/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202441784 5139 N Peconga Drive Marion IN 46952 Status Active L \$181,800



**Area** Grant County **Parcel ID** 27-03-10-304-011.000-022 **Type** Site-Built Home  
**Sub** Indian Village **Cross Street** w Tecumseh St. **Bedrms** 3 **F Baths** 2 **H Baths** 1  
**Location** Rural Subdivision **Style** One Story  
**School District** OAK **Elem** Converse/Sweetser/Swa **JrH** Oak Hill **SrH** Oak Hill  
**Legal Description** Pt Sw Sec 10 .317A Lot 10 Indian Village Sec 2 Mp 0310-304-011.000  
**Directions** From Marion head North on N Wabash Ave., turn left onto W 500 N, turn right onto Peconga Dr., property on corner  
**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 \$ 90,000. Seller is Downsizing and will review the Highest Offer on Tuesday, November 19 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 10 (1-2 pm) and Sun. Nov. 17 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> \*\*The Contents of the Personal Property in the Home will also be selling Online. Come and see this beautiful well maintained 3 bedroom 2.5 bath ranch style home. The inviting spacious foyer leads into the family room with plenty of natural light coming into the home & connected to the formal dining room just off the kitchen. The Kitchen has a small eating area as well and stainless steel fridge, black stove & dishwasher. The large living room has a brick wood burning fireplace, and a sliding glass door leading off to the back deck with the pergola overlooking the spacious backyard that is partially fenced in as well. The bedrooms are on the opposite side of the home with the primary bedroom en suite with standing shower and large walk-in closet. The two spare bedrooms are down the hallway with a full bath to share. There is also a mudroom in the hallway as well. The utility room is in the garage with a utility sink, water heater, water softener & well pump. \*All appliances stay with the home in as is condition no warranty provided. 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 Lo 10 Lot Ac/SF/Dim 0.9100 / 39,640 65x144x227 X 21x215x138 Sr No Lot Des Corner, Level  
Township Pleasant Abv Gd Fin SqFt 1,920 Below Gd Fin SqFt 0 Ttl Below Gd SqFt 0 Ttl Fin SqFt 1,920 Year Built 1966  
Age 58 New No Date Complete Ext Brick Fndtn Slab # Rooms 8

Room Dimensions	Inside City Limits	City	County	Zoning Description
DIM	L			
L 19 x 13 M	Baths Full Half	Water	WELL	Dryer Hookup Gas No Fireplace Yes
D 11 x 11 M	B-Main 2 1	Well	Private	Dryer Hookup Elec Yes Guest Qtrs No
F 18 x 14 M	B-Upper 0 0	Sewer	Septic	Dryer Hook Up No Split FirPln No
K 13 x 12 M	B-Blw G 0 0	Fuel /	Electric, Forced Air	Disposal No Ceiling Fan Yes
B x	Laundry Rm Main	Heating		Water Soft-Owned Yes Skylight No
D x	Laundry L/W 14x 7	Cooling	Central Air	Water Soft-Rented No ADA Features No
M 14 x 12 M	AMENITIES Ceiling Fan(s), Deck Covered, Dryer Hook Up			Alarm Sys-Sec No Fence Chain Link
2 15 x 11 M	Electric, Foyer Entry, Garage Door Opener, Patio Open, Range			Alarm No Golf Course No
3 14 x 11 M	/Oven Hook Up Elec, Storm Doors, Main Level Bedroom Suite,			Jet/Grdn Tub No Nr Wlkg Trails No
4 x	Garage 2.0 / Attached / 25 x 24 / 600.00			Pool No Garage Y/N Yes
5 x	Outbuilding Shed 12 x 8			Pool Type Opnr: Yes
R x	Outbuilding Shed 12 x 8 96			Off Street Pk Yes
LF x	Assn Dues Not Applicable			SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned
E x	Other Fees			FIREPLACE Family Rm, Wood Burning
WtrType	Restrictions			
Water Features	Water	Wtr Name		
	Wtr Frtg	Channel Frtg		
		Lake Type		

Virtual Tours:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 10/28/2024 **Auction Time** 3:00 pm  
**Auctioneer Name** kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** Cash, Conventional, FHA, VA **Exemptions** **Year Taxes Payable** 2023  
**Annual Taxes** \$508.80 **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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