

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202444681 9135 Aboite Road Roanoke IN 46783 Status Active L \$72,200



Area Allen County Parcel ID 02-16-05-152-005.000-048 Type Site-Built Home
 Sub None Cross Street Bedrms 2 F Baths 1 H Baths 0
 Location Style One Story
 School District SWA Elem Lafayette Meadow JrH Summit SrH Homestead
 Legal Description Aboit Lots 25 & 27 & 29 & Block B
 Directions Take HWY 24 (W Jefferson Blvd) towards Roanoke, turn South onto Redding Dr. till Aboite Rd turn South home on
 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 \$ 72,200. Having moved into a Retirement Community the Seller will review the Highest Offer on Wednesday, December 11 @ 3pm. There will be Two Open House dates to view the property on Sun. Dec. 1 (1-2 pm) and Sun. Dec. 8 (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.>>> Delightful Starter Home with Endless Potential! Nestled on three parcels totaling nearly half an acre in the coveted SWAC school district, this cozy home is ready for your personal touch! Featuring a detached 2-car garage with loft space, this property offers a unique opportunity to build equity with a little TLC. Whether you're a first-time buyer or an investor, this home is full of potential. Don't miss this chance to create the perfect space! ***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	Lot Ac/SF/Dim	0.4800 / 20,909	150 x 140	Sr	No	Lot Des	Partially Wooded				
Township	Lafayette	Abv Gd Fin SqFt	744	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	744	Year Built	1920	
Age	104	New No	Date Complete	Ext	Vinyl	Fndtn	Crawl	# Rooms	5			
Room Dimensions		Inside City Limits	City	County	Zoning Description							
DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	No	
L	14 x 13	M										
D	x		B-Main	1	0	Well	Private	Dryer Hookup	Elec	No	Guest Qtrs	No
F	x		B-Upper	0	0	Sewer	Septic	Dryer Hookup		No	Split FirPln	No
K	13 x 10	M	B-Blw G	0	0	Fuel /	Gas, Propane	Disposal		No	Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	24x 7		Cooling	None	Water Soft-Rented		No	ADA Features	No
M	10 x 10	M						Alarm Sys-Sec		No	Fence	
2	10 x 8	M						Alarm		No	Golf Course	No
3	x							Jet/Grdn Tub	No		Nr Wlkg Trails	No
4	x		Garage	2.0	/ Detached	/	22 x 22 / 484.00	Pool	No		Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type			Opnr:	No
R	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable						
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 11/19/2024 Auction Time 3:00 pm
 Auctioneer Name Kurt Ness Auctioneer License # AU01026833
 Financing: Proposed Cash Exemptions Year Taxes Payable 2023
 Annual Taxes \$1,049.9 Is Owner/Seller a Real Estate Licensee No Possession At 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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