

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202445998	102 Martin Street	Rome City	IN 46784	Status Active	L \$40,000
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Area Noble County	Parcel ID 57-04-16-400-021.000-011	Type Site-Built Home
Sub None	Cross Street	Bedrms 3 F Baths 1 H Baths 1
Location City/Town/Suburb	Style Two Story	
School District ENS Elem Rome City	JrH East Noble	SrH East Noble
Legal Description Rome City Ex 55' S Side Lots 9 & 10 (400-022)		
Directions Just Past Kendallville off Hwy 6 to Hwy 9 go North toward Rome City. Take a left onto Front St. House is on corner of		
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. Seller will review the highest offer on Wednesday, December 18 @ 3pm. There will be one Open House date to view the property on Sunday, December 15 (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.>>> Walk to Sylvan Lake Boat Ramp. Investment Potential with this Handy-Man Special. 2,095sqft 2 Story Home with 3 Bedroom 1.5 Bath home with Living and Family rooms, den and formal dining room. Sitting on a generous lot, this property features three inviting porches to enjoy the sunrise and a convenient cellar basement entrance. Key updates include a 5-year-old furnace and a 3-year-old water heater, Don't miss the opportunity to add value to a promising property!

Se	Lo	Lot Ac/SF/Dim	0.3400 / 14,810	210X70	Sr	No	Lot Des	Level	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,095	Year Built	1890
Township Orange		Abv Gd Fin SqFt 2,095	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,095	Year Built 1890								
Age 134	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Cellar	# Rooms 6									
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	No						
D 10 x 7	M	B-Main 0	1	Well Private	Dryer Hookup Elec	Yes	Guest Qtrs	No						
F 13 x 11		B-Upper 1	0	Sewer City	Dryer Hook Up	No	Split FirPln	No						
K 12 x 10		B-Blw G 0	0	Fuel / Gas, Forced Air	Disposal	No	Ceiling Fan	Yes						
B 12 x 10		Laundry Rm	Main	Heating	Water Soft-Owned	No	Skylight	No						
D 12 x 11		Laundry L/W	x	Cooling Central Air	Water Soft-Rented	No	ADA Features	No						
M 13 x 11	U	AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric											
2 13 x 10	U				Alarm Sys-Sec	No	Fence	None						
3 10 x 7	U				Alarm	No	Golf Course	No						
4 x		Garage	/	/	x	/	Jet/Grdn Tub	No	Nr Wlkg Trails	No				
5 x		Outbuilding	None	x			Pool	No	Garage Y/N	No				
R x		Outbuilding		x			Pool Type		Opnr:	No				
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 12/2/2024	Auction Time 3:00 pm
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed Cash		Exemptions	Year Taxes Payable 2023
Annual Taxes \$517.41	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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