

Listings as 12/19/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202447625 819 W Walnut Street Portland IN 47371 Status Active L \$58,700



Area Jay County	Parcel ID 38-07-20-204-085.000-034	Type Site-Built Home
Sub None	Cross Street	Bedrms 2 F Baths 1 H Baths 0
Location City/Town/Suburb	Style One Story	
School District JAY Elem East Jay	JrH Jay County	SrH Jay County
Legal Description Lot 5 Corwin & Jaquas Sub Div		
Directions Go south on US Highway 27 until it turns into N Meridian St, turn right on W Walnut St, it's the 5th house on the left		
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 \$ 25,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Tuesday, January 14, 2025 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 5 (1-2 pm) and Sun. Jan. 12 (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.>>> **The Contents of the Personal Property in the Home will also be selling Online.** Situated on a manageable 0.17-acre lot, this cozy ranch home offers 2 bedrooms, 1 full bathroom, and plenty of charm. The dining room features classic corner built-in display cabinets, while the kitchen provides ample cabinetry for all your cooking and hosting needs. The living room holds remnants of a fireplace, ready to be restored to its former character. Additional highlights include central AC and heat for year-round comfort, and a 1-car garage with extra space for storage. Whether you're looking for a great investment opportunity or a home to make your own, this property is full of potential. Don't miss out on this Portland gem! ***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	0.1700 / 7,405	48 x 152	Sr No	Lot Des	0-2.9999					
Township	Wayne	Abv Gd Fin SqFt	840	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	840	Year Built	1934	
Age	90	New No		Date Complete		Ext	Vinyl	Fndtn	Crawl	# Rooms	6	
Room Dimensions	Inside City Limits		City	County	Zoning Description							
DIM	L											
L	19 x 12	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	Yes	Fireplace	Yes
D	9 x 8	M	B-Main	1	0	Well		Dryer Hookup	Elec	No	Guest Qtrs	No
F	x		B-Upper	0	0	Sewer	None	Dryer Hook Up		No	Split FirPln	No
K	10 x 7	M	B-Blw G	0	0	Fuel /	Gas, Forced Air, Hot Water	Disposal	Yes		Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No		Skylight	No
D	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No		ADA Features	No
M	11 x 10	M	AMENITIES Built-In Bookcase, Cable Available, Countertops				Alarm Sys-Sec	No	Fence		Partial, Woven	
2	11 x 10	M	-Laminate, Detector-Smoke, Disposal, Dryer Hook Up Gas, Garage Door Opener, Porch Covered, Range/Oven Hook Up				Alarm	No	Golf Course		No	
3	x						Jet/Grdn Tub	No	Nr Wlkg Trails		No	
4	x		Garage	1.0	/ Attached	/	0 x 0 / 0.00	Pool	No		Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type			Opnr:	Yes
R	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable		SALE INCLUDES Refrigerator, Washer, Dryer-Gas, Oven-Electric, Range-Electric, Water Heater Gas				
E	x		Other Fees					FIREPLACE Living/Great Rm, Gas Log, Fireplace Insert, Vented				
WtrType	Restrictions											
Water Features	Water	Wtr Name										
	Wtr Frtg	Channel Frtg										
		Lake Type										

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 12/19/2024	Auction Time 3:00 pm
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2023
Annual Taxes \$346.18	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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