



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 4 **AREA** Whitley County  
**BEDROOMS** 2 **SUBDIVISION** None  
**FULL BATHS** 1 **TOWNSHIP** Thorn Creek  
**HALF BATHS** 0 **ELEMENTARY** Northern Heights  
**APX YEAR BUILT** 1945 **MIDDLE** Indian Springs  
**APX ABOVE GRADE FIN SQFT** 696 **HIGH** Columbia City  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 92-03-03-103-005.000-011  
**APX BELOW GRADE UNFIN SQFT** 0 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 696 **ANNUAL TAXES** \$436.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 69 x 60	<b>Garage/# of Cars</b>
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.2500	<b>Garage Dim.</b> x
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b>
<b>EXTERIOR</b> Aluminum		<b>WATER FRONTAGE</b> 0.00	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> Yes	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> No		<b>SEWER</b> City	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	10 x 23	1st Bdrm	Main	10 x 9
Dining Rm		x	2nd Bdrm	Main	9 x 10
Kitchen	Main	5 x 6	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
Nook Office Space	Main	7 x 9	5th Bdrm		x
		x	Den		x
		x	Loft		x
Sunporch	Main	12 x 16	Laundry	Main	x

**ARCHITECTURAL STYLE** Cabin/Cottage  
**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air, Wall AC  
**LOT DESCRIPTION** Lake  
**SALE INCLUDES** Refrigerator, Range-Electric, Water Heater Electric  
**WATER FEATURES** Pier/Dock, Boat Lot, Deeded  
**FIREPLACE** Extra Rm, Living/Great Rm, Wood Burning Stove  
**PROPOSED FINANCING** Cash, Conventional  
**AMENITIES** Detector-Smoke, Dryer Hook Up Electric, Firepit, Range/Oven Hook Up Elec, Tub/Shower Combination, Main Level Bedroom Suite  
**DOCUMENTS AVAILABLE** Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Zoning  
**FENCE** None  
**LOCATION** Lake

**Remarks and Directions**

**Remarks** \*\*\*All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tuesday, October 19 @ 3:00 pm. There will be two viewing dates held on Sun. Oct. 10 from (1-2) and Tues. Oct. 12 from (5-6). \*\*\* Special Note: Buyer may bid subject to financing, certain restrictions will apply.\*\*\* 69' of Channel Frontage on Little Crooked Lake known for Great Fishing, Small Boats 5mph limit, and Kayaking. 2 Bedrooms with additional office nook space and sunroom. Kitchen may be small but it has a double oven and stainless double door fridge to hold all those drinks for your new lake life! Enjoy the Unique Iron Gas Firepit outdoors with the LP Tank Hookup on Property and launch the boats off the Dock on Channel. Updates include 3yr old Water Heater, 5yr Drywall, Decorative Well Outside, New Support Beam Kitchen/Living Room. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** US 30 W to St Rd 9, turn right and follow to Pressler Rd., then turn left and 1st road left is Pressler.