



TYPE/STYLE Duplex / One Story
OCCUPANCY
GROSS MONTHLY RENT \$0.00
ANNUAL GROSS RENT \$ \$0.00
UNITS 2
TOTAL SQFT 1,166
ABOVE GRADE SQFT 1,166
APX YEAR BUILT 1974
SELLING PRICE
CLOSING DATE
LEGAL DESCRIPTION

AREA Grant County
SUBDIVISION Scott & Bogue
TOWNSHIP Center
ELEMENTARY Kendall/Justice
MIDDLE McCulloch/Justice
HIGH Marion
PARCEL # 27-07-07-202-071.001-002
ASSESSED VALUE
ANNUAL PROPERTY TAXES \$884.00

ASSOCIATION DUES \$
ASSOCIATION DUES FREQ. Not Applicable
EXTERIOR Brick, Vinyl
FLOORING Carpet, Vinyl
ROOF

APX LOT DIMENSIONS 66x132
ACRES 0.2000
FLOOD PLAIN No
WATER FRONTAGE
WATERFRONT N
LAKE TYPE
BASEMENT/FOUNDATION Slab

PARKING SPC 3
PARKING

	Rooms	Bedrooms	Baths	Level	Deposit	Lease Exp Date	Monthly Rent	Garage # Cars	Garage Type
Unit 1	3	1	1.00	Main					
Unit 2	3	1	1.00	Main					
Unit 3									
Unit 4									
Unit 5									
Unit 6									

HEATING/FUEL Electricity, Baseboard
COOLING None
LOT DESCRIPTION Level
LEASE TERM None
SALE INCLUDES Building
WATER UTILITY City
SEWER City
AMENITIES Off Street Parking
OWNER PAYS Building Insurance
TENANT PAYS Electric, Sewer, Trash Collection, Water
PROPOSED FINANCING Cash, Conventional

ANN FUEL EXPENSE \$0.00
ANN ELECTRIC EXPENSE \$0.00
ANN WATER/SEWER EXPENSE \$0.00
ANN INSURANCE EXPENSE \$0.00
ANN MAINTENANCE EXPENSE \$0.00
ANN TRASH EXPENSE \$0.00
ANN NET INCOME (\$884.00)
GROSS MONTHLY INCOME \$0
ANN GROSS RENT \$ \$0.00

Remarks ***This duplex is being offered at Live Public Auction on Thursday, October 28 @ 5:30. there will be 2 open Houses to view the property on Sun. Oct. 17 (1-2) & Thurs. Oct. 21 (5-6).*** This has been an excellent investment property for the present seller for over 20 years. This Duplex has been kept in excellent condition and is Move-In Ready! Each unit has 3 rooms plus utility room, and is all electric. There is a fence in yard and also off street parking. ***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 Baldwin Ave to w. 10th to South D. St