

MLS # L202201203 (Active

) List Price: \$21,600

0 W Franklin Street

Berne

IN 46711



**PARCEL DESC.** Level

**TYPE USE** Commercial  
**# ACRES** 0.4000

**RESTRICTIONS** None

**SELLING PRICE**  
**CLOSING DATE**

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**CLOSING DATE**

**AREA** Adams County

**SUBDIVISION** Berne Monroe

**TOWNSHIP** Wabash

**WOODED ACRES**

**TILLABLE ACRES**

**PASTURE ACRES**

**TIMBER ACRES**

**WATERFRONT** No

**WATER FRONTAGE**

**LAKE TYPE**

**SURVEY** No

**SOIL TEST** No

**ASSOCIATION DUES \$**

**ASSOCIATION DUES FREQUENCY** Not

**WATER UTILITY** None

**SEWER TYPE** None

**FUEL TYPE** None

**ELECTRICITY TYPE** None

**LEGAL DESCRIPTION**

**LOT DIMENSIONS** 132x132

**FLOOD PLAIN** No

**ELEMENTARY** South Adams

**MIDDLE** South Adams

**HIGH** South Adams

**PARCEL #** 01-11-04-101-074.000-018

**ASSESSED VALUE**

**ANNUAL TAXES** \$485.00

**WATER FEATURES** None

**DOCUMENTS AVAILABLE** Aerial Photo, Legal Description

**IMPROVEMENTS** Street Lights

**PROPOSED FINANCING** Cash, Conventional

**PARKING** Lot, Paved, Private

**FENCE** None

**LOCATION** City

**Remarks** \*\*\*THIS IS TRACT # 2 OF A MULTI-PARCEL AUCTION. All offers must be submitted ONLINE. The highest 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 Wednesday, February 9 @ 3:00 pm. There will be two viewing dates held on Mon. Jan. 24 from (2 - 4) and Mon. Jan. 31 from (2 - 4). \*\*\* MINIMUM STARTING BID IS \$ 10,000.....<<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> Bidders may bid on tract 1 & 2 individually or as a combination. TRACT #2 Consists of a 15,872 sqft lighted blacktop parking that is located at the south west corner of North Jefferson street and West Franklin Street. Lot lines are fading but still visible. The lot measures approx. 132' x 132' and has 48 parking spots..... TRACT #1: Consist of a 16,000 Sq. Ft Commercial Building that is in excellent condition. with an addition 8,000 Sq. Ft of basement storage space and 4 ,063 AADT count in 2020. (SEE MLS #202201201) \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** 27 South into Berne. Turn Left onto E. Main Street then right onto N. Jefferson. The parking lot will be on the right behind 102 W. Main St.

-----Information Herein Deemed Reliable but Not Guaranteed-----