



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1970
APX ABOVE GRADE FIN SQFT 1,664
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 1,664
APX TOTAL FINISHED SQFT 1,664
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION None
TOWNSHIP Lafayette
ELEMENTARY Lafayette Meadow
MIDDLE Summit
HIGH Homestead
PARCEL # 02-16-32-200-008.000-048
ASSESSED VALUE
ANNUAL TAXES \$3,696.72

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 1325 x 489 x 1325 x 492	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 15.0000	Garage Dim. 24 x 22
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Wood	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Tile	LAKE TYPE	# Full Baths Main 2
BASEMENT Yes	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 14	1st Bdrm	Main	16 x 11
Dining Rm	Main	13 x 9	2nd Bdrm	Main	14 x 10
Kitchen	Main	11 x 9	3rd Bdrm	Main	10 x 10
Family Rm	Main	13 x 10	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		13 x 9
		x	Loft		x
		x	Laundry	Basement	20 x 13

HEATING/FUEL Gas, Forced Air
COOLING Window
LOT DESCRIPTION Level
SALE INCLUDES Dishwasher, Cooktop-Gas, Dryer-Electric, Oven-Built-In
FIREPLACE Living/Great Rm, One
AMENITIES 1st Bdrm En Suite, Dryer Hook Up Electric

Remarks and Directions

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$130,000. The highest offer will be reviewed Wednesday, December 7 after 3:00 pm. There will be 2 Open House dates held on Sunday, November 27 and December 4 from (1-2 pm). <<<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.>>> Please visit our website for more information. This auction consists of two Tracts totaling in 15 acres and will be offered as 2 individual tracts and then as one unit. Tract #1 consists of 4.079 acres with a 3 bedroom, 2 bath, ranch styled home on a walkout basement with lots of potential. This home has an attached 2 car garage, as well as a pole barn & detached 1 car garage, and sheds (so you can work on those numerous projects you've been wanting to start), not to mention the treehouse out back. In 2000 the septic was updated. If you are looking for a great investment opportunity or a country home with acreage to make your own, this just might be the home for you! Tract #2 consists of 10.921 acres. *No warranty on appliances kept with the home as-is.* ***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 Take W Jefferson Blvd, I-69 S/US-33 S and Lower Huntington Rd to Kress Rd in Lafayette Township Follow Kress Rd to

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