

MLS # R202316130 (Active

) List Price: \$10,000

1130 E 30th Street

Marion

IN 46953

**TYPE/STYLE** Site-Built Home / One Story**ROOMS** 4**BEDROOMS** 2**FULL BATHS** 1**HALF BATHS** 0**APX YEAR BUILT** 1946**APX ABOVE GRADE FIN SQFT** 840**APX BELOW GRADE FIN SQFT** 0**APX BELOW GRADE UNFIN SQ...** 0**APX TOTAL FINISHED SQFT** 840**AUCTION RESERVE PRIC...****AREA** Grant County**SUBDIVISION** None**TOWNSHIP** Center**ELEMENTARY** Allen/Justice**MIDDLE** McCulloch/Justice**HIGH** Marion**DAYS ON MARKET** 0**APX LOT DIMENSIONS** 65 X 327**ASSESSED VALUE****LEGAL DESCRIPTION****ZONING****ZONING DESC****# ACRES** 0.5000**ANNUAL TAXES** \$616.00**EXEMPTIONS****WATER FRONTAGE****PARCEL #** 27-07-17-204-015.000-002**FLOOD PLAIN** No**ASSOCIATION DUES \$****ASSOCIATION DUES FREQUENCY** Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	19 x 14	1st Bdrm	Main	10 x 10
Dining Rm		x	2nd Bdrm	Main	10 x 10
Kitchen	Main	14 x 9	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x
<b># Full Baths BG</b>	0		<b># Full Baths Main</b>	1	
<b># Half Baths BG</b>	0		<b># Half Baths M...</b>	0	
			<b># Full Baths Upper</b>	0	
			<b># Half Baths Upper</b>	0	

**BASEMENT/FOUNDATION** Slab, None**HEATING/FUEL** Gas, Forced Air**COOLING** None**LOT DESCRIPTION** Level**EXTERIOR** Vinyl**ROOF MATERIAL** Asphalt

**Remarks** This is an ONLINE Auction for a BANKRUPTCY. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$3,000. The highest offer will be reviewed Wednesday, June 7 after 3:00 pm. There will be 1 Open House date held on Sunday, June 4 from 1:00 – 2:00 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. Great investment opportunity! Selling this single-story home with 2 bedrooms, 1 bathroom, and attached one-car garage. It has a total of 840 sq. ft. and is on a 0.50 acre lot. This is a U.S. Bankruptcy One Line Real Estate Auction. \*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.\*\*\*

**Agent Remarks** The Agent MUST do the following: STEP 1: Download all Docs from MLS. STEP 2: Complete the Realtor Bidder Registration/BAC form, submit to Ness Bros 24 hours prior to end of auction. STEP 3: Submit copy of buyer's bank statement with at least \$10,000 as their "Proof of Funds " or Lender's Pre Approval to Ness Bros. STEP 4: Go over with Buyer ALL Contract Documents, especially Auction Terms. STEP 5: Have Buyer follow instructions on how to register & bid online.

**Directions to Property** Follow I-69 S to IN-18 W/E N 00 S in Marion. Take exit 264 from I-69 S Continue on IN-18 W. Drive to E 30th St in Center Township**BUYER/BROKER COMM** 2%**VARIABLE RATE** No**REO** No**OWNER NAME****OCCUPANCY****POSSESSION** upon closing**SHOWING INSTRUCTIONS****PENDING DATE****DISPLAY ON INTERN...** Yes**DISPLAY ADDRESS** Yes**ALLOW AVM** Yes**ALLOW COMMENTS** Yes**OFFICE NAME** Ness Bros. Realtors & Auctioneers**LISTING AGENT** Kurt J Ness**MAIN** Off: 260-459-3911**AGENT EMAIL** kurt@nessbros.com**OTHER 2** Fax: 260-459-3912**CONTACT #** Cell: 260-417-1545

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