

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202344626	8711 Ternet Road	Monroeville	IN	46773	Status	Active	LP	\$0					
	Area		Allen County		Parcel ID		02-14-36-400-004.000-046		Type	Site-Built Home				
	Sub		None		Cross Street				Bedrms	4	F Baths	2	H Baths	0
	Location				Style		Two Story							
	School District		EAC	Elem	Heritage		JrH	Heritage		SrH	Heritage			
	Legal Description		N140 Of S680 Of W225 Ft Sw1/4 Se1/4 Sec 36											
	Directions		Go south from Monroeville 1 mile house on left											
	Inside City Limits		City Zoning		County Zoning		Zoning Description							

Remarks Seller will be offering the real estate at LIVE public auction on January 13, 2024 at 11:30am. Personal Property ONLINE auction to end January 16, 2024 at 6pm. Two OPEN houses to view the real estate and personal property to be held on December 31, 2023 from 1-2pm and January 7, 2024 from 1-2pm. <<< 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.>>> This 4 bedroom cape cod style country home located in Monroeville IN on .72 acres. The home offers an oversized 2 car attached garage with a above ground pool with surrounding deck. There is a full unfinished basement with great potential as a family or hobby space. The septic system was updated in the past few years and the house is well maintained with a modern kitchen. There is a fenced back yard to secure your pets or children.

Se	Lo	Lot Ac/SF/Dim	0.7200	/	31,363	140x220	Sr	No	Lot Des	Level							
Township		Jefferson	Abv Gd Fin SqFt		2,264	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,132	Ttl Fin SqFt		2,264	Year Built	1961	
Age	62	New	No	Date Complete		Ext		Vinyl	Fndtn	Full Basement		# Rooms					7
Room Dimensions			Inside City Limits			City Zoning		County		Zoning Description							
DIM			L														
LR	28 x 14	M	Baths	Full	Half	Water	WELL		Dryer Hookup	Gas	No	Fireplace	No				
D	12 x 9	M	B-Main	2	0	Well	Private		Dryer Hookup	Elec	No	Guest Qtrs	No				
FR	x		B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split FirPln	No				
KT	16 x 9	M	B-Blw G	0	0	Fuel /	Electric		Disposal		No	Ceiling Fan	No				
B	x		Laundry Rm	Main		Heating			Water Soft-Owned		No	Skylight	No				
D	x		Laundry L/W	11x 11		Cooling	None		Water Soft-Rented		No	ADA Features	No				
M	14 x 12	M												Alarm Sys-Sec	No	Fence	
2B	23 x 16	U												Alarm Sys-Rent	No	Golf Course	No
3B	13 x 11	U												Jet/Grdn Tub	No	Nr Wlkg Trails	No
4B	11 x 11	M	Garage	2.0	/ Attached	/	24 x 24	/	576.00	Pool	No	Garage Y/N	Yes				
5B	x		Outbuilding	Shed		8 x 12											
R	x		Outbuilding			x											
LF	12 x 6	U	Assn Dues	Not Applicable													
EX	x		Other Fees														
WtrType			Restrictions														
Water Features			Water		Wtr Name												
Wtr Frtg					Channel Frtg												
Lake Type																	

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 1/13/2024

Auction Time 11:30

Auctioneer Name Andy Eckert

Auctioneer License # AU10700015

Financing: Proposed Cash, Conventional

Exemptions

Year Taxes Payable 2023

Annual Taxes \$1,561.00

Is Owner/Seller a Real Estate Licensee

No

Possession closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Ttl Concessions Paid

Sold/Concession Remarks

BBC

2%

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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