



TYPE/STYLE Site-Built Home / One Story
ROOMS 5
BEDROOMS 3
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1988
APX ABOVE GRADE FIN SQFT 1,633
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,633
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Allen County
SUBDIVISION Lima Valley
TOWNSHIP Washington
ELEMENTARY Washington
MIDDLE Shawnee
HIGH Northrop
PARCEL # 02-07-10-152-030.000-073
ASSESSED VALUE
ANNUAL TAXES \$2,321.68

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 140 x 80	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 0.2600	Garage Dim. 24 x 22
OCCUPANCY	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl, Wood	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER City	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm		19 x 19	1st Bdrm	Main	16 x 13
Dining Rm		13 x 9	2nd Bdrm	Main	13 x 12
Kitchen		12 x 11	3rd Bdrm	Main	14 x 11
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		
		x	Loft		x
		x	Laundry	Main	8 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Slope
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash, Conventional, FHA

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 \$100,000. The highest offer will be reviewed Thursday, May 2 after 3:00 pm. There will be 2 Open House dates held on Sunday, April 21 and 28 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. Nestled in the serene landscape of Lima Valley, this charming 3 bed, 2 bath ranch-style home invites you to embrace a lifestyle of comfort and relaxation. Step into a world of warmth and convenience! The living room boasts vaulted ceilings that create an airy ambiance while skylights in the dining room fill the space with natural light. This home features a 2-car garage, fenced-in yard, and a shed for extra storage. Experience tranquility in this peaceful neighborhood setting. Don't miss the opportunity to make this your dream home! *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 Lima Rd to Lima Valley then follow around to Foxboro Drive.