



**TYPE/STYLE** Site-Built Home / Two Story  
**ROOMS** 8  
**BEDROOMS** 4  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1949  
**APX ABOVE GRADE FIN SQFT** 2,160  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 672  
**APX TOTAL FINISHED SQFT** 2,160  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Whitley County  
**SUBDIVISION** None  
**TOWNSHIP** Columbia  
**ELEMENTARY** Little Turtle  
**MIDDLE** Indian Springs  
**HIGH** Columbia City  
**PARCEL #** 92-06-30-000-106.000-003  
**ASSESSED VALUE** \$228,700.00  
**ANNUAL TAXES** \$1,935.24

**LEGAL DESCRIPTION**

**Property Features**

|  |   |                             |
|--|---|-----------------------------|
| <b>ASSOCIATION DUES \$</b>                   | <b>APX LOT DIMENSIONS</b> 423x417x423x416 | <b>Garage/# of Cars</b>     |
| <b>ASSOCIATION DUES FREQ.</b> Not Applicable | <b># ACRES</b> 4.0000                     | <b>Garage Dim.</b> x        |
| <b>OCCUPANCY</b>                             | <b>FLOOD PLAIN</b> No                     | <b>Garage Type</b>          |
| <b>EXTERIOR</b> Aluminum                     | <b>WATER FRONTAGE</b>                     | <b># Full Baths Upper</b> 0 |
| <b>ROOF</b> Asphalt                          | <b>WATERFRONT</b> No                      | <b># Half Baths Upper</b> 0 |
| <b>FLOORING</b> Hardwood Floors, Carpet      | <b>LAKE TYPE</b>                          | <b># Full Baths Main</b> 2  |
| <b>BASEMENT</b> Yes                          | <b>SEWER</b> City                         | <b># Half Baths Main</b> 0  |
|  |   | <b># Full Baths BG</b> 0    |
|  |   | <b># Half Baths BG</b> 0    |

**Room Grid**

|                 | <b>LEVEL</b> | <b>DIMENSIONS</b> |          | <b>LEVEL</b> | <b>DIMENSIONS</b> |
|-----------------|--------------|-------------------|----------|--------------|-------------------|
| Living/Great Rm | Main         | 16 x 24           | 1st Bdrm | Main         | 12 x 14           |
| Dining Rm       | Main         | 8 x 13            | 2nd Bdrm | Upper        | 12 x 13           |
| Kitchen         | Main         | 12 x 18           | 3rd Bdrm | Upper        | 9 x 10            |
| Family Rm       | Main         | 20 x 22           | 4th Bdrm | Upper        | 11 x 10           |
|                 |              | x                 | 5th Bdrm |              | x                 |
|                 |              | x                 | Den      |              | 8 x 13            |
|                 |              | x                 | Loft     |              | x                 |
|                 |              | x                 | Laundry  | Main         | 10 x 6            |

**HEATING/FUEL** Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** 3-5.9999  
**SALE INCLUDES** Dishwasher, Refrigerator, Water Heater Electric  
**FIREPLACE** Wood Burning  
**PROPOSED FINANCING** Cash, Conventional

**AMENITIES** Natural Woodwork, Main Level Bedroom Suite  
**DOCUMENTS AVAILABLE** Survey, Aerial Photo  
**LOCATION** Rural

**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 \$115,000. The highest offer will be reviewed Wednesday, May 29 after 3:00 PM. There will be 2 Open House dates held on Sunday, May 19 from 1:00 – 2:00 PM and Tuesday, May 28 from 5:00 – 6:00 PM. \*\*\* This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. \*\*\* Welcome to your serene, countryside oasis! This property offers 4 acres of picturesque land, complete with a tranquil pond. Featuring 4 bedrooms, 1.5 baths and over 2,000 sq. ft. This home provides ample space for comfortable country living. Enjoy the charm of a wrap around porch, perfect for relaxing. Plus a pole barn and shed you will have plenty of room for storage and hobbies. Truly a unique opportunity. Don't miss out! \*No warranty on appliances kept with the home as-is.\*

**Directions to Property** From downtown Columbia City head South on S Main St., turn right on Radio Rd., turn left on S Line St., where the road forks stay to the right then continue on S Line St., past County Rd. 350 S., turn right onto County Rd 350 W., property on right.