

Property Type RESIDENTIAL

Status Active

Auction Yes

<b>MLS #</b> 202510066	4289 W St. Rd. 124 Highway	Wabash	IN 46992	<b>Status</b> Active	<b>L</b> \$0
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-18-05-200-016.000-013	<b>Type</b> Site-Built Home	<b>Bedrms</b> 2	<b>F Baths</b> 2 <b>H Baths</b> 0
	<b>Sub</b> None	<b>Cross Street</b>			
	<b>Location</b>	<b>Style</b> One Story			
	<b>School District</b> WAC Elem Southwood	<b>JrH</b> Southwood	<b>SrH</b> Southwood		
	<b>Legal Description</b> PT NW 1/4 NE 1/4 5-26-6 25.08 AC				
	<b>Directions</b> 3 miles south of Wabash In. On St Rd 13 to St Rd. 124, thence west 2 1/2 miles to Property @ 4289 W St Rd. 124				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** To close out the James Wesco ESTATE....The personal representative is offering at "LIVE" On-Site Auction the above REAL ESTATE which sets on 25 acres, on Sat APRIL 26 @ 9:30....There will be 2 OPEN HOUSE Dates to view the property. Thurs APRIL 10 (5-6) and Sun APRIL 13 (1-2). <<< Special Note: 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.>>> The Contents of the Personal Property in the Home will also be selling Online. This property is a UNIQUE PROPERTY having 25 Acres of WOODLAND with a LOG HOME that was built in 1992 plus a 3 OUTBUILDING and a INGROUND POOL. Definitely a NATURE LOVER of a Property.....Seller is MOTIVATED to sell and close out the ESTATE....COME PREPARED TO BUY...!!!

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b> 25.080 / 1,092,485 irregular	<b>Sr</b> No	<b>Lot Des</b> Heavily Wooded, Irregular, 15+
<b>Township</b> Waltz	<b>Abv Gd Fin SqFt</b> 1,716	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 858	<b>Ttl Fin SqFt</b> 1,716
<b>Age</b> 30	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Log	<b>Fndtn</b> Partial Basement
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City</b>	<b>County</b>	<b>Zoning Description</b>
<b>DIM</b>	<b>L</b>			
<b>L</b> 20 x 25	<b>M</b>	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Dryer Hookup</b> Gas No
<b>D</b> 12 x 12	<b>M</b>	<b>B-Main</b> 2 0	<b>Well</b> Private	<b>Dryer Hookup</b> Elec No
<b>F</b> x		<b>B-Upper</b> 0 0	<b>Sewer</b> Septic	<b>Dryer Hook Up</b> No
<b>K</b> 12 x 12	<b>M</b>	<b>B-Blw G</b> 0 0	<b>Fuel /</b> Geothermal	<b>Disposal</b> No
<b>B</b> x		<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Water Soft-Owned</b> No
<b>D</b> x		<b>Laundry L/W</b> 10x 13	<b>Cooling</b> Geothermal	<b>Water Soft-Rented</b> No
<b>M</b> 15 x 16	<b>M</b>			<b>Alarm Sys-Sec</b> No
<b>2</b> 9 x 10	<b>M</b>			<b>Alarm</b> No
<b>3</b> x				<b>Jet/Grdn Tub</b> No
<b>4</b> x		<b>Garage</b> 3.0 / Detached / 24 x 40 / 960.00		<b>Pool</b> Yes
<b>5</b> x		<b>Outbuilding</b> Shed 22 x 28		<b>Pool Type</b> Below Ground
<b>R</b> x		<b>Outbuilding</b> Shed 15 x 30 450		<b>Opnr:</b> No
<b>LF</b> x		<b>Assn Dues</b> Not Applicable		<b>Off Street Pk</b>
<b>E</b> x		<b>Other Fees</b>		<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Cooktop-Gas, Iron Filter-Well Water, Oven-Gas, Sump Pump
<b>WtrType</b>	<b>Restrictions</b>			<b>FIREPLACE</b> Living/Great Rm, Wood Burning
<b>Water Features</b>	<b>Water</b>	<b>Wtr Name</b>		
	<b>Wtr Frtg</b>	<b>Channel Frtg</b>		
		<b>Lake Type</b>		

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 4/26/2025

Auction Time 9:30

Auctioneer Name Steve Ness

Auctioneer License # AU 01029310

Financing: Proposed Cash, Conventional

Exemptions

Year Taxes Payable 2024

Annual Taxes \$2,588.0

Is Owner/Seller a Real Estate Licensee No

Possession day of closing

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 0

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

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

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

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