

Property Type RESIDENTIAL	Status Active	Auction Yes
MLS # 202513058	5620 E 250 S Lagro	Wabash IN 46941
Status Active	L \$284,600	
Area Wabash County	Parcel ID 85-15-13-200-004.000-003	Type Site-Built Home
Sub None	Cross Street	Bedrms 3 F Baths 3 H Baths 0
Location Rural	Style One Story	
School District WAC Elem	Southwood JrH Southwood	SrH White's
Legal Description	Ne1/4 13-27-7 10.51Ac	
Directions	Head South West on I- 69 Merge Right into E Markle Rd. turn Left on 200 E. turn Right on E 100 S. On E 250 S turn	
Inside City Limits	City Zoning	County Zoning Zoning Description



Remarks This is an ONLINE Real Estate Auction..... Embrace country living with this custom-built, one owner home nestled on 10.58 acres that backs up to the State Forest. Home boasts a spacious layout with custom matching cabinets throughout the home including the Kitchen with newer appliances. Primary Suite has extra insulated walls for quiet nights and a 16x14 three-seasoned room connected to enjoy the country setting. Main level laundry and finished basement with kitchenette plus a cozy wood-burning stove. This property presents a unique opportunity to craft your ideal country haven with fruit trees and expansive outdoor space providing room for hobby farmers to indulge in outdoor passions for gardening. Horse and animal lovers will enjoy the 40x60 Barn and 5 stalls with newer roof and the additional 40x80 Outdoor Building for those toys or boat, since you are just 1.5 miles away from the Dora Boat Dock on Salmonie Lake. Nature lovers can enjoy hiking, horse trails, and wildlife observation right from their backyard! Whether you're seeking a peaceful retreat or a home to make uniquely yours, this residence offers endless possibilities. ===== All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 200,000. Seller is Downsizing and will review the Highest Offer on Wednesday, May 7 @ 3pm. There will be Two Open House dates to view the property on Sun. April 27 (1-2 pm) and Sun. May 4 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> *This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. **This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

Se	Lo	Lot Ac/SF/Dim	10.580 / 460,865 655x700	Sr	No	Lot Des	Level
Township	Lagro	Abv Gd Fin SqFt	2,036	Below Gd Fin SqFt	1,736	Ttl Below Gd SqFt	1,736
Age	36	New No		Date Complete		Ext	Vinyl
Room Dimensions		Inside City Limits		City		County	
DIM	L			Zoning Description			
L	18 x 8	M		Baths	Full	Half	Water WELL
D	18 x 8	M		B-Main	2	0	Well Private
F	x			B-Upper	0	0	Sewer Septic
K	18 x 8	M		B-Blw G	1	0	Fuel / Gas, Forced Air
B	x			Laundry Rm	Main		Heating
D	x			Laundry L/W	6 x 3		Cooling Central Air
M	18 x 15	M		AMENITIES	Adj to State/Natnl Forest, Dryer Hook Up Gas,		
2	13 x 12	M			Eat-In Kitchen, Garage Door Opener, Kitchen Island, Patio		
3	11 x 9	M			Open, Porch Enclosed, Kitchenette, Main Level Bedroom Suite		
4	x			Garage	2.0	/ Attached	/ 34 x 24 / 816.00
5	x			Outbuilding	Barn		60 x 42
R	28 x 12	B		Outbuilding	Pole/Post		40 x 80 3200
LF	x			Assn Dues	Not Applicable		
E	16 x 14	M		Other Fees			
WtrType				Restrictions			
Water Features		Water		Wtr Name			
		Wtr Frtg		Channel Frtg			
				Lake Type			

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 4/16/2025	Auction Time 3:00 pm
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed Cash, Conventional		Exemptions	Year Taxes Payable 2025
Annual Taxes \$2,140.2	Is Owner/Seller a Real Estate Licensee No	Possession Day Of Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 162
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 & Auctioneers - Off: 260-356-3911

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