


Listings as 12/10/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

	<b>MLS #</b> 202548548		1780 S 11th Street		Albion		IN 46701		<b>Status</b> Active		<b>L</b> \$275,900	
	<b>Area</b> Noble County		<b>Parcel ID</b> 57-19-07-200-111.000-009						<b>Type</b> Site-Built Home			
	<b>Sub</b> Bear Lake		<b>Cross Street</b>				<b>Bedrms</b> 3		<b>F Baths</b> 1		<b>H Baths</b> 1	
	<b>Location</b>		<b>Style</b> One Story									
	<b>School District</b> CNC		<b>Elem</b> Wolf Lake		<b>JrH</b> Central Noble Jr/Sr				<b>SrH</b> Central Noble Jr/Sr			
	<b>Legal Description</b>		Camp Grounds Church Of God Bear Lake 118,119,126 & 127, Camp Ground Church Of God Bear Lake Lots									
	<b>Directions</b>		From 33 turn left onto 109, right onto W 200 S, right onto S 475 W, lean left then turn right, left onto S 11th St.									
	<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Description</b>					

**Remarks** MULTI-TRACT Online Auction offered as Individual, Combination or whole. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The Personal Representative for the Estate will review the Highest Offer on Tues. Dec. 30 @ 3pm. There will be Two Open House dates to view the property on Dec. 21 (1-2 pm) and Dec. 28 (1-2 pm)..... TRACT # 1: Come see this Charming 3-Bedroom Ranch with Endless Potential & Optional Lake Access, Detached Garage, and Lot behind the House for extra peace and quiet or option to build! This cozy ranch-style home offers the perfect blend of comfort, character, and opportunity. Featuring three bedrooms, an attached garage, and a spacious layout, it's an ideal fit for anyone looking to make a house truly their own. Step into the dining area and you'll find beautiful four-panel picture windows that frame serene views of nature — the perfect spot to enjoy your morning coffee while taking in the partially wooded lot. The home also includes an enclosed porch, offering even more potential as a sunny sitting room, hobby space, or seasonal retreat. And the best part? There is a unique opportunity for lake access when purchased together with the home — giving you the ability to enjoy peaceful lakeside living, fishing, or simply soaking up the view in all seasons. \*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. \*\*The Contents of the Personal Property in the Home will also be selling online..... TRACT # 2: Consists of 0.69 Acres of Buildable Land for your Dream Home with existing Well and Sewer Hookups Available..... TRACT # 3: For those who love projects or need extra storage, you'll absolutely appreciate the large 32 x 47 detached garage located on its own tract. It's the ultimate spot for woodworking, outdoor projects, equipment storage, or creating your dream workshop with LP Gas HVAC..... TRACT # 4: 30' of Lakefront on Bear Lake to Build your Cottage Getaway. Includes 20' Removable Pier. This lake boasts the Elwood H. Thomas Public Beach with public access point to Bear Lake, parking lot, small park with space for volleyball and a still, and potter restrooms, with NO lifeguard on duty.

Se	Lo	Lot Ac/SF/Dim	1.7600	/	76,666	200x105x209x45	Sr	Yes	Lot Des	Partially Wooded, 0-2.9999	
Township	Noble	Abv Gd Fin SqFt	1,346	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,346	Year Built	1972
Age	53	New	No	Date Complete	Ext	Wood	Fndtn	Crawl	# Rooms	7	
Room	Dimensions	Inside City Limits	City	County	Zoning Description						
	DIM	L									
L	25 x 12	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes
D	12 x 10	M	B-Main	1	1	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
F	x		B-Upper	0	0	Sewer	Public	Dryer Hook Up	No	Split FlrPln	No
K	11 x 7	M	B-Blw G	0	0	Fuel /	Electric, Forced Air	Disposal	Yes	Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No
D	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M	10 x 10	M	AMENITIES Disposal, Dryer Hook Up Electric, Porch					Alarm Sys-Sec	No	Fence	None
2	12 x 9	M	Enclosed, Range/Oven Hook Up Elec, Main Floor Laundry,					Alarm	No	Golf Course	No
3	10 x 8	M	Washer Hook-Up					Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	x		Garage	2.0	/ Attached	/	31 x 22 / 682.00	Pool	No	Garage Y/N	Yes
5	x		Outbuilding	Garden Shed	12 x 12			Pool Type		Opnr:	No
R	x		Outbuilding	Outbuilding	47 x 32	1504		Off Street Pk	Yes		
LF	x		Assn Dues	Not Applicable				SALE INCLUDES Dishwasher, Refrigerator, Oven-Electric, Range			
E	25 x 9	M	Other Fees					-Electric, Water Heater Electric, Water Softener-Owned			
WtrType			Restrictions					FIREPLACE Living/Great Rm, One, Wood Burning Stove			
Water Features			Water	Lake	Wtr Name	Bear					
	Lake		Wtr Frtg	21.00	Channel Frtg	0.00					
			Pier/Dock, Public Beach	Lake Type	NOSKI						

## Virtual Tours:

<b>Auction</b> Yes	<b>Auction Reserve Price \$</b>	<b>Auction Date</b> 12/10/2025	<b>Auction Time</b> 3pm
<b>Auctioneer Name</b> Kurt Ness		<b>Auctioneer License #</b> AU01026833	
<b>Financing:</b> Proposed		<b>Exemptions</b>	<b>Year Taxes Payable</b> 2025
<b>Annual Taxes</b> \$2,015.5	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> Day of Closing	
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>			

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

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