

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202625567	1617 N 850 S Road	Bunker Hill	IN 46914	Status Active	L \$0
	Area Miami County	Parcel ID 52-14-02-400-007.000-004	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 1
	Location Rural	Style One Story			
	School District MAC	Elem Pipe Creek/Maconaquah	JrH Maconaquah	SrH Maconaquah	
	Legal Description parcel # 52-14-02-400-007.000-004 containing 1 Acre				
	Directions South of Peru, In on St Rd 31 to 800 S, thence east to Co. Rd 150, thence south 1/2 mile to 850 S. thence east 1/8 mi				
Inside City Limits		City Zoning	County Zoning	Zoning Description	

Remarks The seller are the original owners of this high quality All Brick Ranch Home setting on one 1 acre. This home has 2184 sq ft. of living space with 3 bedrooms , living and dining room, kitchen with breakfast area, utility room and 2 1/2 baths all on the main level plus partial basement. There is a large oversize 2 car attached garage with shop area, plus a 24x24 detached garage. This home has all natural woodwork throughout with solid 6 panel doors throughout, and loads of storage area. The home has had in recent years all New Thermal Replacement Anderson windows with new blinds, new patio door, Coleman LP gas furnace with air-cleaner, water heater.....This is a Must See Home.....<<< 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.>>> This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$150,000. Seller will review the Highest Offer on Wednesday, July 22 @ 3:00. There will be Two Open House dates to view the property on Wed. July 8 (5-6) and Sun. July 12 (1-2) The contents of home will also be offered at ONLINE AUCTION for bidding starting July 7th.

Se	Lo	Lot Ac/SF/Dim		1.0000	/ 43,560		166x262		Sr	No	Lot Des	Level, 0-2.9999				
Township		Clay	Abv Gd Fin SqFt		2,145	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		838	Ttl Fin SqFt		2,145	Year Built	1995
Age	31	New	No	Date Complete		Ext		Brick	Fndtn		Partial Basement, Unfinished				# Rooms	7
Room Dimensions			Inside City Limits			City		County		Zoning Description						
DIM			L													
L	19	x 21	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No	
D	12	x 16	M	B-Main	2	1	Well	Private		Dryer Hookup Elec		No	Guest Qtrs		No	
F		x		B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split Flrpln		No	
K	11	x 14	M	B-Blw G	0	0	Fuel /	Propane, Forced Air		Disposal		No	Ceiling Fan		No	
B	9	x 11	M	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight		No		
D		x		Laundry L/W	x		Cooling		Central Air	Water Soft-Rented		No	ADA Features		No	
M	16	x 16	M	AMENITIES		Main Level Bedroom Suite				Alarm Sys-Sec		No	Fence		None	
2	12	x 13	M							Alarm		No	Golf Course		No	
3	14	x 13	M							Jet/Grdn Tub		No	Nr Wlkg Trails		No	
4		x		Garage	2.0	/ Attached		/ 24 x 24		/ 576.00		Pool	No	Garage Y/N		Yes
5		x		Outbuilding	2nd Detached		24 x 24		Pool Type				Opnr:		No	
R		x		Outbuilding	x				Off Street Pk							
LF		x		Assn Dues		Not Applicable				SALE INCLUDES		Dishwasher, Microwave, Oven-Electric				
E	6	x 12	M	Other Fees						FIREPLACE		None				
WtrType			Restrictions													
Water Features			Water			Wtr Name										
			Wtr Frtg			Channel Frtg										
			Lake Type													

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	6/27/2026	Auction Time	3:00
Auctioneer Name	Steve Ness			Auctioneer License #	AU01029310		
Financing: Proposed	Cash, Conventional			Exemptions			
Annual Taxes	\$2,112.0	Is Owner/Seller a Real Estate Licensee	No	Possession	day of closing		
List Office	Ness Bros. Realtors & Auctione - 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 & Auctione - Off: 260-356-3911

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