



**TYPE/STYLE** Site-Built Home / Two Story  
**ROOMS** 8 **AREA** Whitley County  
**BEDROOMS** 4 **SUBDIVISION** None  
**FULL BATHS** 0 **TOWNSHIP** Cleveland  
**HALF BATHS** 2 **ELEMENTARY** Little Turtle  
**APX YEAR BUILT** 1990 **MIDDLE** Indian Springs  
**APX ABOVE GRADE FIN SQFT** 2,296 **HIGH** Columbia City  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 92-07-25-000-403.000-001  
**APX BELOW GRADE UNFIN SQFT** 1,040 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 2,296 **ANNUAL TAXES** \$2,498.72  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> TBD	<b>Garage/# of Cars</b> 4.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 5.3000	<b>Garage Dim.</b> 58 x 35
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 1
<b>FLOORING</b>		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 0
<b>BASEMENT</b> Yes		<b>SEWER</b> None	<b># Half Baths Main</b> 1
			<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	24 x 24	1st Bdrm	Main	19 x 9
Dining Rm		x	2nd Bdrm	Upper	13 x 12
Kitchen	Main	24 x 22	3rd Bdrm	Upper	17 x 12
Family Rm		x	4th Bdrm	Upper	13 x 12
	Upper	12 x 8	5th Bdrm		x
		x	Den		x
		x	Loft		x
Craft Room	Main	13 x 9	Laundry	N/A	x

**ARCHITECTURAL STYLE** Traditional  
**HEATING/FUEL** Wood, Gravity  
**COOLING** None  
**LOT DESCRIPTION** 3-5.9999  
**FIREPLACE** Living/Great Rm, Wood Burning Stove  
**PROPOSED FINANCING** Cash, Conventional  
**AMENITIES** Natural Woodwork  
**DOCUMENTS AVAILABLE** Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Zoning  
**LOCATION** Rural

**Remarks and Directions**

**Remarks** \*\*\*Seller of this property is moving and will be offering at public auction the Real Estate and 29.5 Acres in 3 Tracts, Sold in Combination or as a whole, on Tuesday, May 26 @ 6:00 pm. There will be One Open house date to view the property on Wednesday, May 13 (5-6). \*\*\* THIS IS TRACT 1: This Amish Horse / Hobby Farm sits on 5 +/- Acres with 4 Beds / 2 Partial Baths on a Partial Unfinished Basement and Crawl Space. There is (1) Utility Shed and (7) Out Buildings which include; a 30 x 72 Quonset Horse Barn with (7) Horse Stalls & (6) Box Stalls; a 28 x 53 Small Animal Barn, a 65 x 103 Pole Building, a 30 x 50 Large Animal Barn, a 30 x 133 Outbuilding, a 26 x 46 Storage Building and an 8 x 10 Utility Shed..... There is also a Beautiful 36 x 58 Detached Garage with apartment above which includes 28x20 Living rm, 20x14 Kitchen, 2 Beds 17x9 and 12x10, and Bath w/tub & sink. The Seller will install new septic prior to closing..... TRACT 2: Is a "swing" Tract with 4 +/- Acres which Must be sold with either Tract 1 or 3..... TRACT 3: Open Tillable Land with some fencing on 20 +/- Acres..... \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding....

**Directions to Property** From Columbia City take HWY 205 South for 4 miles, then turn right onto W 350 S for half mile, then right again onto County Rd S 300 W for half mile, then turn left onto COunty Rd 300 S Destination on your left.