



TYPE/STYLE Site-Built Home / One Story
ROOMS 4 **AREA** Noble County
BEDROOMS 1 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Wayne
HALF BATHS 0 **ELEMENTARY** South Side
APX YEAR BUILT 1900 **MIDDLE** East Noble
APX ABOVE GRADE FIN SQFT 795 **HIGH** East Noble
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 57-07-33-230-079.000-020
APX BELOW GRADE UNFIN SQFT 725 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 795 **ANNUAL TAXES** \$598.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 83x173x85x173	Garage/# of Cars
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.3177	Garage Dim. x
OCCUPANCY Vacant.		FLOOD PLAIN No	Garage Type
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER City	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	23 x 12	1st Bdrm	Main	13 x 8
Dining Rm		x	2nd Bdrm		x
Kitchen	Main	18 x 14	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	x

HEATING/FUEL Gas, Forced Air
COOLING None
LOT DESCRIPTION Corner, Level

EXEMPTIONS Homestead, Supplemental
AMENITIES Attic Pull Down Stairs, Ceiling Fan(s), Deck Open, Dryer Hook Up Gas/Elec, Porch Covered, Range/Oven Hook Up Gas, Storm Doors, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE None
LOCATION City/Town/Suburb

Remarks and Directions

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Wednesday, December 1 @ 3:00 pm. There will be two viewing dates held on Sun. Nov. 21 from (1-2) and Sun. Nov. 28 from (1-2). The contents of the personal property in the home will also be selling Online TBD in December. MINIMUM STARTING BID IS \$20,000...<<< 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.>>>*** 1 Bed Home sits on 0.31 acre lot with a covered front porch to enjoy nature. Large Living Room, Kitchen with Eat-in Area and Laundry opens out to the Large Wood Deck for entertaining. 1 Full Bath with Tub/Shower. Full Unfinished Basement, 529sqft Attic above living room, and 16x10 Storage Shed. This home needs some TLC to make it new again, great for an investor or buyer with some DIY inspiration. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property From Fort Wayne, head North on Lima Rd. (Hwy 3), turn right on S. Main St., turn right onto Lisle St., Continue onto Garden St., turn right onto Ogle St., property right corner.