



TYPE/STYLE Site-Built Home / Two Story
ROOMS 6 **AREA** Allen County
BEDROOMS 3 **SUBDIVISION** Rockhill Heirs
FULL BATHS 1 **TOWNSHIP** Wayne
HALF BATHS 0 **ELEMENTARY** South Wayne
APX YEAR BUILT 1902 **MIDDLE** Portage
APX ABOVE GRADE FIN SQFT 1,254 **HIGH** Wayne
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 02-12-03-181-010.000-074
APX BELOW GRADE UNFIN SQFT 624 **ASSESSED VALUE** \$74,400.00
APX TOTAL FINISHED SQFT 1,254 **ANNUAL TAXES** \$1,622.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 45 X 140	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 0.1446	Garage Dim. 20 x 12
OCCUPANCY vacant		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Aluminum		WATER FRONTAGE	# Full Baths Upper 1
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 0
BASEMENT Yes		SEWER Public	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	14 x 12	1st Bdrm	Upper	13 x 11
Dining Rm	Main	12 x 12	2nd Bdrm	Upper	13 x 9
Kitchen	Main	11 x 9	3rd Bdrm	Upper	12 x 9
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 12
		x	Loft		x
		x	Laundry	Basement	x

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

AMENITIES Ceiling Fan(s), Disposal, Dryer Hook Up Gas, Near Walking Trail, Range/Oven Hook Up Gas, Washer Hook-Up

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). Two highest offers will be reviewed Thursday, December 2 @ 3:00 pm. There will be two viewing dates held on Sun. Nov. 21 from (1-2) and Sun. Nov. 28 from (1-2). MINIMUM STARTING BID IS \$40,000 <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> *** You'll love the large front porch and beautiful woodwork throughout, including built-ins! Hardwood floors, back deck and a huge back yard that is completely fenced in. The seller has owned this family home for nearly 30 years. With a little TLC this home will be back in it's prime and instant equity awaits the lucky buyer. ***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 Take W. Jefferson to West Main St. to Runnion Ave., Right on High Street.