MLS # 202202202 (Active) List Price: $0 10448 S Wayne Road Warren IN 46792

TYPE/STYLE	Site-Built Home / One Story		
ROOMS	6	***AREA***	Huntington County
BEDROOMS	3	***SUBDIVISION***	None
FULL BATHS	1	***TOWNSHIP***	Salamonie
HALF BATHS	0	***ELEMENTARY***	Salamonie
APX YEAR BUILT	1988	***MIDDLE***	Riverview
APX ABOVE GRADE FIN SQFT	1,416	***HIGH***	Huntington North
APX BELOW GRADE FIN SQFT	0	***PARCEL #***	35-12-30-100-044.700-016
APX BELOW GRADE UNFIN SQFT	0	***ASSESSED VALUE***	
APX TOTAL FINISHED SQFT	1,416	***ANNUAL TAXES***	$220.00
SELLING PRICE			
CLOSING DATE			

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES $		***APX LOT DIMENSIONS***	250 x 180	***Garage/# of Cars***	2.0
ASSOCIATION DUES FREQ.	Not Applicable	***# ACRES***	0.9900	***Garage Dim.***	24 x 15
OCCUPANCY	Vacant	***FLOOD PLAIN***	No	***Garage Type***	Detached
EXTERIOR	Vinyl	***WATER FRONTAGE***		***# Full Baths Upper***	0
ROOF	Asphalt	***WATERFRONT***	No	***# Half Baths Upper***	0
FLOORING	Carpet, Laminate, Vinyl	***LAKE TYPE***		***# Full Baths Main***	1
BASEMENT	No	***SEWER***	Septic	***# Half Baths Main***	0
				# Full Baths BG	0
				# Half Baths BG	0

Room Grid

	LEVEL	***DIMENSIONS***		***LEVEL***	***DIMENSIONS***
Living/Great Rm	Main	11 x 16	1st Bdrm	Main	12 x 11
Dining Rm		x	2nd Bdrm	Main	10 x 11
Kitchen	Main	11 x 16	3rd Bdrm	Main	8 x 11
Family Rm	Main	14 x 23	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	7 x 11

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Hot Water, Radiant
COOLING Window
LOT DESCRIPTION Level
SALE INCLUDES Water Heater Electric
EXISTING FINANCING Other
PROPOSED FINANCING Cash, Conventional

EXEMPTIONS No Exemptions
ENRGY EFFCNT WIN/DOORS Double Pane Windows, Insulated Doors
AMENITIES Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Porch Open, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Utility Bill Information, Zoning
LOCATION Rural

Remarks and Directions

Remarks ***All offers must be submitted ONLINE. The highest 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 Friday, Feb. 11 @ 5:00 pm. There will be two viewing dates held on Sun. Jan. 30 from (1-2) and Sun. Feb. 6 from (1-2). *** MINIMUM STARTING BID IS $ 90,000 <<< 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.>>> 3 Bedroom 1 Bath ranch home on 1 acre. Large family room 14x23, great for family and social gatherings. Detached 2 car garage plus 20x24 separate car shed. This property is a great opportunity for a first time buyer or for individuals looking to downsize. Sliding doors lead to a back deck overlooking mature trees and large backyard. Freshly painted white walls and ceilings waiting for the new owner to personalize. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property From Warren go South on State Rd 5/Main Street to property. Located approximately .5 miles outside of town on the right.

----------Information Herein Deemed Reliable but Not Guaranteed----------