



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 7  
**BEDROOMS** 3  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1954  
**APX ABOVE GRADE FIN SQFT** 960  
**APX BELOW GRADE FIN SQFT** 960  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,920  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Grant County  
**SUBDIVISION** River View / Riverview  
**TOWNSHIP** Center  
**ELEMENTARY** Riverview/Justice  
**MIDDLE** McCulloch/Justice  
**HIGH** Marion  
**PARCEL #** 27-02-31-103-056.000-002  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$114.46

## LEGAL DESCRIPTION

## Property Features

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 65x111x67x126	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 0.1746	<b>Garage Dim.</b> 23 x 15
<b>OCCUPANCY</b> Vacant	<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> Asphalt, Shingle	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet, Laminate	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes	<b>SEWER</b> City	<b># Half Baths Main</b> 0
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

## Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	21 x 12	1st Bdrm	Main	13 x 12
Dining Rm		x	2nd Bdrm	Main	12 x 11
Kitchen	Main	12 x 11	3rd Bdrm	Main	12 x 10
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
Room in baseme...	Lower	10 x 10	Laundry	Lower	x

**HEATING/FUEL** Gas, Forced Air

**COOLING** Central Air

**LOT DESCRIPTION** Slope

**PROPOSED FINANCING** Cash, Conventional

**AMENITIES** Dryer Hook Up Electric, Garage Door Opener, Patio Covered, Storm Doors, Washer Hook-Up

**DOCUMENTS AVAILABLE** LBP Form, Sellers Disclosure

**FENCE** Partial, Chain Link

**LOCATION** City/Town/Suburb

## Remarks and Directions

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The Highest Offer amount will be available to public. The highest offer will be reviewed Thursday, September 29 after 3:00 pm. There will be 2 Open House dates held on Sunday, September 18 and 25 from (1-2 pm). Cute 3 bedroom, 1 bath home with spacious backyard, covered back patio, & large back deck with built-in seating, great for entertaining guests! Updates to the home include approximately eight thousand dollars of work put into the basement to complete all of it (this includes new sump pump), besides utility /laundry room. There is a new ten thousand dollar GenX Generator. The Stove & Fridge stay with the home. The backyard is partially fenced in with chain link fencing. There is an additional room in the basement. The living space in the basement has a gas wall heater. Basement has walkout access. All this home needs is a new owner to come in and make it their own! Sellers have provided a Pre-Home Inspection prior to the Auction Date for Buyers to review which has a 120 day warranty provided by The Inspection Company. \*No warranty on appliances kept with the home as-is.\* \*\*\* MINIMUM STARTING BID IS \$ 50,000 <<< 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. >>> Please see our website for more information. \*\*\*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.\*\*\*

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