



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 5  
**BEDROOMS** 3  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1992  
**APX ABOVE GRADE FIN SQFT** 1,008  
**APX BELOW GRADE FIN SQFT** 896  
**APX BELOW GRADE UNFIN SQFT** 112  
**APX TOTAL FINISHED SQFT** 1,904  
**SELLING PRICE**  
**CLOSING DATE**  
**BBC** 2%

**AREA** Steuben County  
**SUBDIVISION** None  
**TOWNSHIP** Jackson  
**ELEMENTARY** Prairie Heights  
**MIDDLE** Prairie Heights  
**HIGH** Prairie Heights  
**PARCEL #** 76-05-18-000-006.000-005  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$627.74

**LEGAL DESCRIPTION**

**Property Features**

|  |   |                             |
|--|---|-----------------------------|
| <b>ASSOCIATION DUES \$</b>                   | <b>APX LOT DIMENSIONS</b> 845 x 283 x 839 x 283 | <b>Garage/# of Cars</b> 3.0 |
| <b>ASSOCIATION DUES FREQ.</b> Not Applicable | <b># ACRES</b> 13.8100                          | <b>Garage Dim.</b> 31 x 25  |
| <b>OCCUPANCY</b> Vacant                      | <b>FLOOD PLAIN</b> No                           | <b>Garage Type</b> Detached |
| <b>EXTERIOR</b> Aluminum                     | <b>WATER FRONTAGE</b>                           | <b># Full Baths Upper</b> 0 |
| <b>ROOF</b>                                  | <b>WATERFRONT</b> No                            | <b># Half Baths Upper</b> 0 |
| <b>FLOORING</b>                              | <b>LAKE TYPE</b>                                | <b># Full Baths Main</b> 1  |
| <b>BASEMENT</b> Yes                          | <b>SEWER</b> Septic                             | <b># Half Baths Main</b> 0  |
|  |   | <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         | 14 x 13           | 1st Bdrm | Basement     | 12 x 10           |
| Dining Rm        |              | x                 | 2nd Bdrm | Main         | 12 x 8            |
| Kitchen          | Main         | 13 x 13           | 3rd Bdrm | Main         | 9 x 9             |
| Family Rm        |              | x                 | 4th Bdrm |              | x                 |
| Basement Side 2  | Basement     | 13 x 11           | 5th Bdrm |              | x                 |
| Room in Basem... | Basement     | 12 x 12           | Den      |              | x                 |
|                  |              | x                 | Loft     |              | x                 |
|                  |              | x                 | Laundry  | Basement     | 14 x 8            |

**HEATING/FUEL** Gas, Baseboard

**COOLING** None

**LOT DESCRIPTION** Level, Wooded

**FIREPLACE** Basement, Wood Burning Stove

**AMENITIES** Deck Open, Dryer Hook Up Electric

**Remarks and Directions**

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$175,000. The highest offer will be reviewed Wednesday, December 21 after 3:00 pm. There will be 2 Open House dates held on Sunday, December 4 and 11 from (1-2 pm). <<<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 visit our website for more information. Don't miss out on this hunter's paradise! This property is 13± acres that borders Pigeon River Fish & Wildlife Reserve. This property will be offered in 2 tracts. Tract #1 consists of a 3 bed, 1 bath ranch on a full finished basement sitting on 5.39 acres. Also on this tract is an outbuilding that was used as a horse stable, a 3-car detached garage, and shed. Tract #2 is 8± acres, all wooded. This property will be offered in individual tracts or together as a whole. Tract #2 will have a 25 ft. easement parallel to the south border of Tract #1. \*No warranty on appliances kept with the home as-is.\* \*\*\*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** Follow I-69 N to US-20 W in Pleasant Township. Take exit 348 from I-69 N Continue on US-20 W. Drive to N 1050 W in Jackson Township

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2022 IRMLS. All Rights Reserved.