


Listings as 08/28/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202534660	4942 S County Road 100		Anderson	IN	46013	Status	Active	L	\$231,100			
	Area	Madison County		Parcel ID	48-13-05-300-007.000-001			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	Rural		Style	One Story								
	School District	SMA	Elem	East	JrH	Pendleton Heights			SrH	Pendleton Heights			
	Legal Description	Sw Sw 3.0400Acres Str: 05188 Section: Plat: 00 In: Out:											
	Directions	Head South from I69 on IN-109, turn right on E 500 S, turn right on County Rd. 100 E, property is on that corner to the											
	Inside City Limits	City Zoning		County Zoning		Zoning Description							

Remarks Discover the possibilities with this ranch-style home featuring 3 bedrooms and 2 full baths, all nestled on a beautiful 3+ acre property. Perfectly located with quick access to I-69 and close to a variety of restaurants and amenities, this home offers both convenience and a country-like setting. Step inside and enjoy the bright and airy 4-season room just off the back of the home, designed with six sliding glass doors that fill the space with natural light year-round — a perfect spot to relax and take in the views of your land. The property also includes a barn, a mobile home, and an above-ground pool, all in need of TLC but offering incredible opportunity to bring them back to their former glory and create the homestead of your dreams. Whether you're searching for a home with character, land to spread out, or a property with multiple use options, this one is brimming with potential! This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 115,000. The Seller will review the highest offer on Wed. Sept. 17th @ 3pm. There will be 2 Open House dates to view the property on Sun. Sept. 7th (1-2 pm) and Sun. Sept. 14th (1-2 pm). <<< Special Note: 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.>>> *This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. COMING SOON **The Contents of the Personal Property in the Home will also be selling Online. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. ****Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.

Se	Lo	Lot Ac/SF/Dim		3.0400	/ 132,422		202x215x183x291x370x430		Sr	No	Lot Des	3-5.9999					
Township		Adams		Abv Gd Fin SqFt		1,576	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,576	Year Built	1970
Age	55	New	No	Date Complete			Ext		Brick	Fndtn		Crawl		# Rooms			6
Room Dimensions			Inside City Limits			City		County			Zoning Description						
DIM			L														
L	14	x	12	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		Yes	
D		x			B-Main	2	0	Well	Private		Dryer Hookup Elec		Yes	Guest Qtrs		No	
F	24	x	12	M	B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split Flrpln		No	
K	12	x	8	M	B-Blw G	0	0	Fuel /	Electric, Forced Air		Disposal		No	Ceiling Fan		Yes	
B		x			Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight		No		
D		x			Laundry L/W	x		Cooling		Central Air	Water Soft-Rented		No	ADA Features		No	
M	16	x	13	M	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Garage						Alarm Sys-Sec		No	Fence		None	
2	12	x	12	M	Door Opener, Range/Oven Hook Up Elec, Storm Doors, Main						Alarm		No	Golf Course		No	
3	10	x	10	M	Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up						Jet/Grdn Tub		No	Nr Wlkg Trails		No	
4		x			Garage	2.0	/ Attached		/ 22 x 22 / 484.00		Pool		Yes	Garage Y/N		Yes	
5		x			Outbuilding	Barn		60 x 36		Pool Type		Above Ground		Opnr:		Yes	
R		x			Outbuilding	Shed		14 x 12 168		Off Street Pk		Yes					
LF		x			Assn Dues			Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric,							
E	20	x	15	M	Other Fees					Oven-Electric, Range-Electric, Water Heater Electric							
WtrType			Restrictions							FIREPLACE Living/Great Rm, One							
Water Features			Water					Wtr Name									
			Wtr Frtg					Channel Frtg									
								Lake Type									

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 8/28/2025	Auction Time 3pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed	Exemptions	Year Taxes Payable 2024	
Annual Taxes \$1,822.6	Is Owner/Seller a Real Estate Licensee No	Possession Day of Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0
Ttl Concessions Paid	Sold/Concession Remarks			
Seller Concessions Offer Y/N	Seller Concession Amount \$			

Presented by: Cathy Woodman - Off: 260-356-3911

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