


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202538131	305 E Highland Street	Albion	IN 46701	Status	Active	L	\$75,000
	<b>Area</b>	Noble County	<b>Parcel ID</b>	57-13-18-300-053.000-002	<b>Type</b>	Site-Built Home		
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	1	<b>F Baths</b>	1
	<b>Location</b>		<b>Style</b>	One Story	<b>H Baths</b>	0		
	<b>School District</b>	CNC	<b>Elem</b>	Wolf Lake	<b>JrH</b>	Central Noble Jr/Sr	<b>SrH</b>	Central Noble Jr/Sr
	<b>Legal Description</b>	Op & W 1/2 Vacated Alley Lot 20						
	<b>Directions</b>	Go north on Lincoln Highway (33), take right on S Baseline Rd (9), turn right on E Highland St, house is on the left						
	<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Description</b>	

**Remarks** Situated on a spacious corner lot, this charming home offers both character and functionality. The wide driveway leads to a large garage with attic, providing plenty of extra storage. Inside, a bright den with abundant windows makes the perfect space for plants or a little sunbathing. The open kitchen, complete with a built-in bookcase, flows seamlessly into the large dining and living rooms — ideal for gatherings. The Den can be used as a 2nd bedroom. The primary bedroom is oversized with original wood door closets and a built-in linen cubby, conveniently located next to the full bathroom. Newer Roof and the HVAC Trane system is only 4 years old. Updated Windows except front picture window. Outdoors, enjoy an established garden setup with room to expand! The area under the grass is rock paved for some additional parking with a little pruning. 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 \$ 50,000. Seller is Downsizing and will review the Highest Offer on Thursday, October 9 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 28 (1-2 pm) and Sun. Oct. 5 (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.

Se	Lo	Lot Ac/SF/Dim	0.2200 / 9,365	142x66	Sr	No	Lot Des	Corner					
Township	Albion	Abv Gd Fin SqFt	1,012	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	832	Ttl Fin SqFt	1,012	Year Built	1850		
Age	175	New	No	Date Complete		Ext	Vinyl	Fndtn	Partial Basement, Unfinished			# Rooms	4
Room Dimensions	Inside City Limits			City	County	Zoning Description							
DIM	L												
L	15 x 11	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No		
D	15 x 10	M	B-Main	1	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No		
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No		
K	16 x 9	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal	No	Ceiling Fan	Yes		
B	x		Laundry Rm	Lower		Heating		Water Soft-Owned	No	Skylight	No		
D	15 x 12	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No		
M	17 x 12	M	AMENITIES	Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up Electric, Garage Door Opener, Porch Open, Range/Oven Hk Up Gas/Elec, Tub/Shower Combination				Alarm Sys-Sec	No	Fence			
2	x							Alarm	No	Golf Course	No		
3	x							Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4	x		Garage	2.0	/ Attached	/ 24 x 23	/ 552.00	Pool	No	Garage Y/N	Yes		
5	x		Outbuilding	None		x		Pool Type		Opnr:	Yes		
R	x		Outbuilding			x		Off Street Pk					
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Dishwasher, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas				
E	x		Other Fees					FIREPLACE	None				
WtrType			Restrictions										
Water Features			Water										
			Wtr Frtg	Channel Frtg									
			Lake Type										

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/19/2025

Auction Time 3:00pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional

Exemptions

Year Taxes Payable 2024

Annual Taxes \$339.88

Is Owner/Seller a Real Estate Licensee No

Possession DOC

List Office Ness Bros. Realtors &amp; Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 14

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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