

Listings as of 10/21/2025

Property Type LOTS AND LAND**Status** Active**Auction** Yes

MLS # 202542729	1026 E 38th Street	Marion	IN 46953	Status Active	LP \$0
	Area Grant County	Parcel ID 27-07-20-201-003.000-001			Type Residential Land
	Sub None	Cross Street			Lot #
	School District MAR Elem	Frances Slocum/Justice JrH	McCulloch/Justice	SrH Marion	
	Legal Description 05-04-779 LOTS 7 & 8 BLK 3 SO SIDE ADD				
	Directions South of Western Ave. on 38th St. to Clark St				

Remarks This is a large 100 x 132 City Lot with a garage on it. Seller is motivated to sell. <<< 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 an ONLINE Real Estate Auction with Two Properties for Sale by the Wigner Estate. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. NO MINIMUM starting bid. The Personal Representative for the Estate will review the Highest Offer on Tuesday, November 18 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 2 (1-2 pm) and Sun. Nov. 9 (1-2 pm)..... Property # 1 is a Country Home Located @ 1270 S 600 E, Marion, IN 46953, Listing in the MLS.

Sec	Lot	City Zoning	R1	Lot Ac/SF/Dim	0.2740	/	11,935	/	100 x 132		
Inside City Limits											
County											
Zoning Description		Residential									
Parcel Desc	Corner, Level, 0-2.9999			Platted Development		Yes		Platted Y/N		Yes	
Township	Center	Date Lots Available		Road Surface		Asphalt		Price per Acre	\$0.00		
Type Use	Residential	Road Access		City				Road Frontage	City		
Type Water	City	Well Type		Easements		Yes					
Type Sewer	City			Water Frontage							
Type Fuel	None			Assn Dues		Not Applicable					
Electricity	Other			Other Fees							
Virtual Tours:				DOCUMENTS AVAILABLE		Aerial Photo, Legal Description, Zoning					
Miscellaneous				LAND FEATURES		Garage					
Impvmt Type											
Strctr/Bldg Imprv	Yes										
Can Property Be Divided?	No										
Water Name				Lake Type							
Water Frontage		Channel Frontage				Water Access					
Water Features											
Financing: Proposed				Exemption		Year Taxes Payable					2025
Annual Taxes	\$123.16	Is Owner/Seller a Real Estate Licensee		No	Possession	DOC					
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-356-3911										

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

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

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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