

Listings as 10/21/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202542730	1270 S 600 E	Marion	IN	46953	Status	Active	L	\$0			
	Area	Grant County	Parcel ID	27-07-13-100-030.000-001			Type	Site-Built Home				
	Sub	None	Cross Street				Bedrms	2	F Baths	1	H Baths	0
	Location			Style	One Story							
	School District	MAR	Elem	Kendall/Justice	JrH	McCulloch/Justice	SrH	Marion				
	Legal Description	LOT 1 RANGE LINE S DIVISION										
	Directions	5 miles east of Marion In. on St Rd. 18 to Co. Rd. 600 E, thence south 1 1/4 mile										
	Inside City Limits	City Zoning		County Zoning		Zoning Description						

Remarks This home is an all Brick Ranch home with 1,444 sq ft. of living space with 6 rooms, 2 fireplaces, full unfinished basement, enclosed 3 season room, attached 2 car garage, plus all brick small garage with car port, all setting on .78 acre country lot. 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. The MINIMUM starting bid is \$60,000. The Seller 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 # 2 is a 100x132 City Lot Located @ 1026 E. 38th St., Marion, IN 46953, Listing in the MLS.

Se	Lo 1	Lot Ac/SF/Dim 0.7800 / 33,977	122 x 280	Sr No	Lot Des Rolling, 0-2.9999				
Township Center	Abv Gd Fin SqFt 1,444	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,444	Ttl Fin SqFt 1,444	Year Built 1957				
Age 68	New No	Date Complete	Ext Brick	Fndtn Full Basement, Unfinished	# Rooms 6				
Room Dimensions		Inside City Limits	City	County	Zoning Description				
DIM	L								
L 13 x 25	M	Baths Full Half	Water WELL	Dryer Hookup Gas No	Fireplace Yes				
D 8 x 10	M	B-Main 1 0	Well Private	Dryer Hookup Elec Yes	Guest Qtrs No				
F x		B-Upper 0 0	Sewer Septic	Dryer Hook Up No	Split FirPln No				
K 11 x 13	M	B-Blw G 0 0	Fuel / Gas, Forced Air	Disposal No	Ceiling Fan No				
B x		Laundry Rm Main	Heating	Water Soft-Owned Yes	Skylight No				
D x		Laundry L/W 12x 13	Cooling Central Air	Water Soft-Rented No	ADA Features No				
M 12 x 13	M	AMENITIES Closet(s) Cedar, Dryer Hook Up Electric, Patio		Alarm Sys-Sec No	Fence				
2 12 x 13	M	Open, Porch Enclosed, Range/Oven Hook Up Elec, Stand Up		Alarm No	Golf Course No				
3 x		Shower, Washer Hook-Up		Jet/Grdn Tub No	Nr Wlkg Trails No				
4 x		Garage 2.0 / Attached	/ 24 x 26 / 624.00	Pool No	Garage Y/N Yes				
5 x		Outbuilding 2nd Detached	16 x 14	Pool Type	Opnr: No				
R x		Outbuilding Shed	8 x 10 80	Off Street Pk Yes					
LF x		Assn Dues	Not Applicable	SALE INCLUDES Refrigerator, Range-Electric, Water Softener-Owned					
E x		Other Fees		FIREPLACE Living/Great Rm, Basement, Other					
WtrType	Restrictions		Wtr Name						
Water Features	Water	Wtr Frtg	Channel Frtg						
			Lake Type						

Virtual Tours:

Auction Yes **Auction Reserve Price \$** **Auction Date** 10/21/2025 **Auction Time** 3:00 pm
Auctioneer Name Steve Ness **Auctioneer License #** AU01029310
Financing: Proposed Cash, Conventional **Exemptions** **Year Taxes Payable** 2025
Annual Taxes \$346.98 **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** **CDOM** 0
Ttl 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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
 Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.