


Listings as 12/10/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 202548548	1780 S 11th Street		Albion		IN 46701		Status Active		L \$275,900		
	Area Noble County		Parcel ID 57-19-07-200-111.000-009				Type Site-Built Home					
	Sub Bear Lake		Cross Street		Bedrms 3		F Baths 1		H Baths 1			
	Location		Style One Story									
	School District CNC		Elem Wolf Lake		JrH Central Noble Jr/Sr		SrH Central Noble Jr/Sr					
	Legal Description		Camp Grounds Church Of God Bear Lake 118,119,126 & 127, Camp Ground Church Of God Bear Lake Lots									
	Directions		From 33 turn left onto 109, right onto W 200 S, right onto S 475 W, lean left then turn right, left onto S 11th St.									
	Inside City Limits		City Zoning		County Zoning		Zoning Description					

Remarks MULTI-TRACT Online Auction offered as Individual, Combination or whole. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The Personal Representative for the Estate will review the Highest Offer on Tues. Dec. 30 @ 3pm. There will be Two Open House dates to view the property on Dec. 21 (1-2 pm) and Dec. 28 (1-2 pm)..... TRACT # 1: Come see this Charming 3-Bedroom Ranch with Endless Potential & Optional Lake Access, Detached Garage, and Lot behind the House for extra peace and quiet or option to build! This cozy ranch-style home offers the perfect blend of comfort, character, and opportunity. Featuring three bedrooms, an attached garage, and a spacious layout, it's an ideal fit for anyone looking to make a house truly their own. Step into the dining area and you'll find beautiful four-panel picture windows that frame serene views of nature — the perfect spot to enjoy your morning coffee while taking in the partially wooded lot. The home also includes an enclosed porch, offering even more potential as a sunny sitting room, hobby space, or seasonal retreat. And the best part? There is a unique opportunity for lake access when purchased together with the home — giving you the ability to enjoy peaceful lakeside living, fishing, or simply soaking up the view in all seasons. *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. **The Contents of the Personal Property in the Home will also be selling online..... TRACT # 2: Consists of 0.69 Acres of Buildable Land for your Dream Home with existing Well and Sewer Hookups Available..... TRACT # 3: For those who love projects or need extra storage, you'll absolutely appreciate the large 32 x 47 detached garage located on its own tract. It's the ultimate spot for woodworking, outdoor projects, equipment storage, or creating your dream heated workshop..... TRACT # 4: 30' of Lakefront on Bear Lake to Build your Cottage Getaway. Includes 20' Removable Pier. This lake boasts the Elwood H. Thomas Public Beach with public access point to Bear Lake, parking lot, small park with space for volleyball and a still, and potter restrooms, with NO lifeguard on duty. Bear Lake is

Se	Lo	Lot Ac/SF/Dim		1.7600	/ 76,666		200x105x209x45		Sr	Yes	Lot Des	Partially Wooded, 0-2.9999						
Township		Noble		Abv Gd Fin SqFt		1,346	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,346	Year Built	1972	
Age	53	New	No	Date Complete			Ext	Wood	Fndtn		Crawl					# Rooms	7	
Room Dimensions			Inside City Limits			City		County		Zoning Description								
DIM		L																
L	25 x 12	M		Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		Yes			
D	12 x 10	M		B-Main	1	1	Well	Private		Dryer Hookup Elec		Yes	Guest Qtrs		No			
F	x			B-Upper	0	0	Sewer	Public		Dryer Hook Up		No	Split FlrPln		No			
K	11 x 7	M		B-Blw G	0	0	Fuel /	Electric, Forced Air		Disposal		Yes	Ceiling Fan		No			
B	x			Laundry Rm	Main		Heating			Water Soft-Owned		Yes	Skylight		No			
D	x			Laundry L/W	x		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No			
M	10 x 10	M		AMENITIES Disposal, Dryer Hook Up Electric, Porch						Alarm Sys-Sec		No	Fence		None			
2	12 x 9	M		Enclosed, Range/Oven Hook Up Elec, Main Floor Laundry,						Alarm		No	Golf Course		No			
3	10 x 8	M		Washer Hook-Up						Jet/Grdn Tub		No	Nr Wlkg Trails		No			
4	x			Garage	2.0 / Attached		/ 31 x 22 / 682.00		Pool		No	Garage Y/N		Yes				
5	x			Outbuilding	Garden Shed		12 x 12		Pool Type		Opnr:			No				
R	x			Outbuilding	Outbuilding		47 x 32 1504		Off Street Pk									
LF	x			Assn Dues			Not Applicable			SALE INCLUDES Dishwasher, Refrigerator, Oven-Electric, Range								
E	25 x 9	M		Other Fees			-Electric, Water Heater Electric, Water Softener-Owned											
WtrType		Restrictions			FIREPLACE Living/Great Rm, One, Wood Burning Stove													
Water Features		Water			Lake	Wtr Name		Bear										
Lake		Wtr Frtg			21.00	Channel Frtg		0.00										
		Pier/Dock, Public Beach			Lake Type		NOSKI											

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 12/10/2025 Auction Time 3pm

Auctioneer Name Kurt Ness Auctioneer License # AU01026833

Financing: Proposed Exemptions Year Taxes Payable 2025

Annual Taxes \$2,015.5 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 1
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

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