

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202600538	10703 Oak Crossing	Fort Wayne	IN	46845	Status	Active	L	\$0
	Area	Allen County	Parcel ID	02-02-36-429-017.000-057	Type	Site-Built Home			
Sub	Oak Crossing	Cross Street	Bedrms	3	F Baths	2	H Baths	1	
Location	Rural Subdivision	Style	One Story						
School District	EAC	Elem	Leo	JrH	Leo	SrH	Leo		
Legal Description	Oak Crossing Sec 1 lot 26								
Directions	North off I69 take E Dupont Rd right (east) to Oak Crossing on the left (north) house is on the left.								
Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks This 3 Bedroom 2 Bath ranch sits just minutes from Parkview North campus, shopping and dining right out the front door. The home offers a finished family room and 1/2 bath in the basement area with a workshop. The back yard is fenced and very private and beautiful in the spring and fall time of year. The large rooms allow for the furniture and space a family needs of to entertain friends and family during the holidays. This property has so much, and it is a must see.....**The Contents of the Personal Property in the Home will also be selling Online.... 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 \$150,000. Seller is Downsizing and will review the Highest Offer on Wednesday , January 28 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 11 (1-2 pm) and Sun. Jan. 18 (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.>>>

Se	1	Lo	26	Lot Ac/SF/Dim	0.2880	/ 12,545	85 x 148	Sr	No	Lot Des	Level
Township	Perry	Abv Gd Fin SqFt	1,708	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	814	Ttl Fin SqFt	1,708	Year Built	1992
Age	34	New	No	Date Complete	Ext	Brick, Vinyl	Fndtn	Partial Basement		# Rooms	7
Room Dimensions	Inside City Limits	City	County	Zoning Description							
DIM	L										
L	17 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No
D	12 x 11	M	B-Main	2	1	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No
F	25 x 11	L	B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No
K	14 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan	Yes
B	x		Laundry Rm	Main	Heating			Water Soft-Owned	Yes	Skylight	No
D	x		Laundry L/W	6 x 5	Cooling	Central Air		Water Soft-Rented	No	ADA Features	No
M	16 x 15	M	AMENITIES	Attic Pull Down Stairs, Ceiling Fan(s), Ceilings				Alarm Sys-Sec	No	Fence	
2	12 x 11	M		-Vaulted, Countertops-Stone, Detector-Smoke, Disposal, Dryer				Alarm	No	Golf Course	No
3	12 x 11	M		Hook Up Electric, Foyer Entry, Garage Door Opener, Jet Tub,				Jet/Grdn Tub	No	Nr Wlkg Trails	Yes
4	x		Garage	2.0	/ Attached	/ 28 x 20	/ 560.00	Pool	No	Garage Y/N	Yes
5	x		Outbuilding	None		x		Pool Type		Opnr:	Yes
R	x		Outbuilding			x		Off Street Pk	Yes		
LF	x		Assn Dues		Not Applicable			SALE INCLUDES	Dishwasher, Microwave, Water Heater Gas, Water		
E	13 x 12	M	Other Fees						Softener-Owned		
WtrType			Restrictions								
Water Features	Water		Wtr Name								
		Wtr Frtg		Channel Frtg							
			Lake Type								

Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	1/6/2026	Auction Time	3:00 pm
Auctioneer Name	Andy Eckert		Auctioneer License #	AU10700015		
Financing:	Proposed	Cash	Exemptions	Homestead	Year Taxes Payable	2025
Annual Taxes	\$2,243.5	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

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