

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202620357	250 Hale Drive		Wabash		IN	46992	Status	Active <th>L</th> <td>\$0</td>	L	\$0			
	Area	Wabash County		Parcel ID	85-14-58-301-059.000-009				Type	Site-Built Home				
	Sub	Wertenberg(s)		Cross Street					Bedrms	4	F Baths	3	H Baths	0
	Location	City/Town/Suburb		Style	One Story									
	School District	WAB	Elem	OJ Neighbors		JrH	Wabash		SrH	Wabash				
	Legal Description	Wertenberger SUB LOT 8,9 &10 in Wabash, In. 46992												
	Directions	Take 13 south of Wabash to Hale Dr, turn right and property is located on your right												
Inside City Limits		City Zoning		County Zoning		Zoning Description								

Remarks 4 Bedroom Ranch on 1.72 Acres of Beautiful Greenspaces with Mature Trees & Landscaping. Home boasts 2,898 sqft of Living Space w/ 17x25 SUNROOM for entertainment w/ knotty pine ceiling & skylights that walk onto back porch. Home has plenty of room with a Living room, Formal Dining Room, Den/Computer room & large Family Room w/ Brick Fireplace & Wood built-ins plus skylight. Enjoy Solid Surface counters, stainless dishwasher and sink, dual ovens, and an additional oven /range with built-in microwave & wood floors in the Kitchen. Laundry area w/cabinets & 3 Full Baths. Master Suite w/ Large En-Suite, Dual Sinks and Large walk-in closet. There are 3 additional large bedrooms on the opposite side of the house. There is storage galore with 3 attics spaces. Space for everyone and everything! The 24x48 four (4) Car Attached Garage has Dual Drive-through entry/exit Garage Doors. There is an additional heated workshop 14x40 attached to the garage, plus a 24x24 Detached Garden Shed. For the gardening enthusiasts, there is a 16x22 Glass Green House with entry from outside and from the house plus a large garden area and several raised garden beds. There is even a tree house!..... 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. The Personal Representative for the Marvin Wright Estate will review the Highest Offer on Wednesday, June 24 @ 3pm. There will be Two Open House dates to view the property on Sun. June 7 (1-2 pm) and Sun. June 14 (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	Lo	Lot Ac/SF/Dim		1.7200	/	75,180	210x358		Sr	No	Lot Des	Level, 0-2.9999					
Township	Noble		Abv Gd Fin SqFt		2,898	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,898	Year Built	1957	
Age	69	New	No	Date Complete		Ext		Vinyl, Other	Fndtn	Crawl						# Rooms	11
Room Dimensions			Inside City Limits			City		County		Zoning Description							
DIM		L															
L	11 x 15	M	Baths	Full	Half	Water	CITY		Dryer Hookup	Gas	No	Fireplace		Yes			
D	11 x 15	M	B-Main	3	0	Well			Dryer Hookup	Elec	No	Guest Qtrs		No			
F	19 x 22	M	B-Upper	0	0	Sewer	City		Dryer Hook Up	No		Split FirPln		No			
K	12 x 16	M	B-Blw G	0	0	Fuel /	Gas, Forced Air, Geothermal		Disposal	No		Ceiling Fan		No			
B	x		Laundry Rm	Main		Heating			Water Soft-Owned	No		Skylight		No			
D	8 x 18	M	Laundry L/W	10x 10	Cooling	Central Air		Water Soft-Rented	No		ADA Features		No				
M	12 x 18	M	AMENITIES		Breakfast Bar, Garage Door Opener, Landscaped, Porch Open				Alarm Sys-Sec	No		Fence		None			
2	12 x 18	M							Alarm	No		Golf Course		No			
3	10 x 16	M							Jet/Grdn Tub	No		Nr Wlkg Trails		No			
4	13 x 15	M	Garage	4.0	/ Attached	/	24 x 48	/ 1,152.0	Pool	No		Garage Y/N		Yes			
5	x		Outbuilding	2nd Detached	14 x 40			Pool Type			Opnr:		Yes				
R	17 x 25	M	Outbuilding	Shed	24 x 24	576			Off Street Pk								
LF	x		Assn Dues		Not Applicable				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric, Water Heater Electric								
E	x		Other Fees						FIREPLACE Living/Great Rm								
WtrType				Restrictions													
Water Features				Water		Wtr Name											
				Wtr Frtg		Channel Frtg											
						Lake Type											

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 5/28/2026

Auction Time 3:00 pm

Auctioneer Name Steve Ness

Auctioneer License # AU01029310

Financing: Proposed Cash, Conventional, FHA

Exemptions

Year Taxes Payable 2025

Annual Taxes \$2,567.0

Is Owner/Seller a Real Estate Licensee No

Possession Day of Closing

List Office Ness Bros. Realtors & Auctione - Off: 260-356-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 13

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 & Auctione - Off: 260-356-3911

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