

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202625567	1617 E 850 S Road	Bunker Hill	IN 46914	Status Active	L \$0
Area Miami County	Parcel ID 52-14-02-400-007.000-004	Type Site-Built Home			
Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 1	
Location Rural	Style One Story				
School District MAC Elem	Pipe Creek/Maconaquah JrH	Maconaquah	SrH Maconaquah		
Legal Description	parcel # 52-14-02-400-007.000-004 containing 1 Acre				
Directions	South of Peru, In on St Rd 31 to 800 S, thence east to Co. Rd 150, thence south 1/2 mile to 850 S. thence east 1/8 mi				
Inside City Limits	City Zoning	County Zoning	Zoning Description		



Remarks The seller are the original owners of this high quality All Brick Ranch Home setting on one 1 acre. This home has 2184 sq ft. of living space with 3 bedrooms , living and dining room, kitchen with breakfast area, utility room and 2 1/2 baths all on the main level plus partial basement. There is a large oversize 2 car attached garage with shop area, plus a 24x24 detached garage. This home has all natural woodwork throughout with solid 6 panel doors throughout, and loads of storage area. The home has had in recent years all New Thermal Replacement Anderson windows with new blinds, new patio door, Coleman LP gas furnace with air-cleaner, water heater....This is a Must See Home.....<<< 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. 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 will review the Highest Offer on Wednesday, July 22 @ 3:00. There will be Two Open House dates to view the property on Wed. July 8 (5-6) and Sun. July 12 (1-2) The contents of home will also be offered at ONLINE AUCTION for bidding starting July 7th.

Se	Lo	Lot Ac/SF/Dim	1.0000 / 43,560	166x262	Sr	No	Lot Des	Level, 0-2.9999		
Township	Clay	Abv Gd Fin SqFt 2,145	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 838	Ttl Fin SqFt 2,145	Year Built	1995			
Age 31	New No	Date Complete	Ext Brick	Fndtn Partial Basement, Unfinished	# Rooms	7				
Room Dimensions	Inside City Limits	City	County	Zoning Description						
DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No
L 19 x 21	M	B-Main	2	1	Well	Private	Dryer Hookup Elec	No	Guest Qtrs	No
D 12 x 16	M	B-Upper	0	0	Sewer	Septic	Dryer Hook Up	No	Split FirPln	No
F x		B-Blw G	0	0	Fuel /	Propane, Forced Air	Disposal	No	Ceiling Fan	No
K 11 x 14	M	Laundry Rm	Main	Heating	Water Soft-Owned	No	Skylight	No	ADA Features	No
B 9 x 11	M	Laundry L/W	x	Cooling	Central Air		Water Soft-Rented	No	Alarm Sys-Sec	No
D x		AMENITIES	Main Level Bedroom Suite							
M 16 x 16	M	Alarm	No							
2 12 x 13	M	Alarm	No							
3 14 x 13	M	Jet/Grdn Tub	No							
4 x		Pool	No							
5 x		Pool Type	Opnr:							
R x		Off Street Pk								
LF x		SALE INCLUDES	Dishwasher, Microwave, Oven-Electric							
E 6 x 12	M	FIREPLACE	None							
Other Fees	Not Applicable									
Restrictions										
WtrType	Water	Wtr Name								
Water Features	Water	Wtr Frtg	Channel Frtg	Lake Type						

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 6/27/2026	Auction Time 3:00
Auctioneer Name Steve Ness	Auctioneer License # AU01029310		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2026	
Annual Taxes \$2,112.0	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 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 & Auctione - Off: 260-356-3911

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