

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202624821 3185 S Golden Lake Road Pleasant Lake IN 46779 Status Active L \$314,900



**Area** Steuben County **Parcel ID** 76-11-08-210-325.000-017 **Type** Site-Built Home  
**Sub** Ritter(s) **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** **Style** One Story  
**School District** MSD **Elem** Pleasant Lake **JrH** Angola **SrH** Angola  
**Legal Description** Ritters-Golden Lake Subdivision Lot 6 & Ritters-Golden Lake Subdivision Lot 7  
**Directions** Travel north on I-69 and turn left on S 325 W, then turn left on South Golden Lake Road. The house will be located on  
**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** Enjoy peaceful lake living in this well-maintained 3-bedroom ranch situated on 117 feet of frontage on beautiful Golden Lake. Part of the sought after Golden Chain of Five Lakes, Golden Lake is a non-ski lake offering a tranquil setting ideal for kayaking, canoeing, fishing, and relaxing waterfront enjoyment. Inside, you'll find a comfortable floor plan featuring spacious bedrooms, updated finishes, an attractive kitchen with stainless steel appliances, built-in cabinetry, and plenty of storage throughout. The updated bathroom offers a walk-in shower, custom vanity, and modern fixtures. Large windows provide natural light and scenic views of the surrounding property. Outdoor enthusiasts will appreciate the exceptional lake access, whether fishing for perch, bluegill, and catfish or launching a kayak for a peaceful paddle through the chain of lakes. The property also includes a 22' x 26' detached garage with a durable metal roof and an 8' x 10' storage shed, and carport providing ample room for vehicles, tools, fishing equipment, and all your favorite lake toys. Whether you're looking for a year-round residence, weekend getaway, or investment opportunity, this waterfront property offers the perfect combination of recreation, relaxation, and small-lake charm. \* Appliances are staying with the home and the Refrigerator and Stove are new. Washer and Dryer are only 2 years old. \*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..... 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 \$ 155,000. Seller is Downsizing and will review the Highest Offer on Tuesday, July 14 @ 3pm. There will be Two Open House dates to view the property on Sun. July 5 (1-2 pm) and Sun. July 12 (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	6	Lot Ac/SF/Dim	0.4100	/	17,860	117 X 168	Sr	Yes	Lot Des	Level	
<b>Township</b>	Steuben	<b>Abv Gd Fin SqFt</b>	1,680	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,680	<b>Year Built</b>	1988	
<b>Age</b>	38	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Asphalt	<b>Fndtn</b>	Crawl	<b># Rooms</b>	9	
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City</b>	<b>County</b>	<b>Zoning Description</b>								
<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>	<b>Dryer Hookup</b>	<b>Gas</b>	<b>No</b>	<b>Fireplace</b>	<b>No</b>	
<b>L</b>	10 x 8	<b>M</b>										
<b>D</b>	13 x 10	<b>M</b>	<b>B-Main</b>	2	0	<b>Well</b>	Unknown	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No	
<b>F</b>	16 x 26	<b>M</b>	<b>B-Upper</b>	0	0	<b>Sewer</b>	None	<b>Dryer Hook Up</b>	No	<b>Split FirPln</b>	No	
<b>K</b>	10 x 11	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Hot Water	<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes	
<b>B</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>D</b>	5 x 6	<b>M</b>	<b>Laundry L/W</b>	x		<b>Cooling</b>	Central Air	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>M</b>	13 x 13	<b>M</b>	<b>AMENITIES</b>	Ceiling Fan(s), Deck Open, Main Level Bedroom			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>2</b>	12 x 9	<b>M</b>	<b>Suite</b>				<b>Alarm</b>	No	<b>Golf Course</b>	No		
<b>3</b>	10 x 8	<b>M</b>					<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>4</b>	x		<b>Garage</b>	2.0	/	Detached	/	22 x 26	/	572.00	<b>Pool</b>	No
<b>5</b>	x		<b>Outbuilding</b>	Shed		8 x 10		<b>Pool Type</b>		<b>Opnr:</b>	No	
<b>R</b>	x		<b>Outbuilding</b>			x		<b>Off Street Pk</b>	Yes			
<b>LF</b>	x		<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b>	Microwave, Refrigerator, Washer, Dryer-Gas, Oven -Gas				
<b>E</b>	x		<b>Other Fees</b>									
<b>WtrType</b>	<b>Restrictions</b>											
<b>Water Features</b>	<b>Water</b>	Lake	<b>Wtr Name</b>	Golden								
Lake	<b>Wtr Frtg</b>	117.00	<b>Channel Frtg</b>	0.00								
	<b>Lake Type</b>	NOSKI										

Virtual Tours:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 6/23/2026 **Auction Time** 3:00 pm  
**Auctioneer Name** Kurt Ness **Auctioneer License #** AU01026833  
**Financing: Proposed** **Exemptions** **Year Taxes Payable** 2026  
**Annual Taxes** \$993.22 **Is Owner/Seller a Real Estate Licensee** No **Possession** 7 Days After Closing  
**List Office** Ness Bros. Realtors & Auctione - Off: 260-459-3911

**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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