

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202635287	418 N 2nd Street	Decatur	IN	46733	Status	Active	L	\$0
	Area Adams County		Parcel ID 01-02-34-401-121.000-014			Type Site-Built Home			
	Sub None		Cross Street			Bedrms 2	F Baths 2	H Baths 0	
	Location City/Town/Suburb		Style One Story						
	School District	NAC	Elem	Belmont	JrH	Belmont	SrH	Belmont	
	Legal Description N 43' of S 206.35' of W 132' Town of Decatur & Tri N 43' of S 206.35' of W 132' Town of Decatur Outlet 3								
	Directions From Hwy 27 South into Decatur take Hwy 224 East till North 2nd St and turn North, property on the right.								
Inside City Limits		City Zoning		County Zoning		Zoning Description			

Remarks This 2 bed, 2 bath home is located in Decatur Indiana and surrounded by a lovely neighborhood. The home has been well taken care of, and the floor plan is functional. The garage is oversized and has room for 2+ cars, a great space for storage or workshop. This house will fit the needs of a new buyer, small family or a downsizer. <<< 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 \$ 100,000. The Personal Representatives for the Estate will review the Highest Offer on Wednesday, September 16 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 6 (1-2 pm) and Sun. Sept. 13 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling Online starting 9/2.

Se	34	Lo	Lot Ac/SF/Dim		0.1600 / 6,970		43 x 132		Sr	No	Lot Des		Level										
Township			Washington		Abv Gd Fin SqFt		1,466	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,466	Year Built	1967					
Age	59	New	No	Date Complete			Ext	Brick, Vinyl		Fndtn	Slab						# Rooms	6					
Room Dimensions			Inside City Limits			City		County		Zoning Description													
DIM			L																				
L	17	x	14	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No	Fireplace		No							
D	12	x	10	M	B-Main	2	0	Well			Dryer Hookup Elec		Yes	Guest Qtrs		No							
F	15	x	14	M	B-Upper	0	0	Sewer	City		Dryer Hook Up		No	Split FlrPln		No							
K	12	x	10	M	B-Blw G	0	0	Fuel /	Forced Air		Disposal		No	Ceiling Fan		No							
B	x				Laundry Rm		Main	Heating				Water Soft-Owned		No	Skylight		No						
D	x				Laundry L/W		6 x 3	Cooling		Central Air		Water Soft-Rented		No	ADA Features		No						
M	16	x	15	M	AMENITIES Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Porch Covered, Range /Oven Hook Up Elec, Tub/Shower Combination, Main Level							Alarm Sys-Sec		No	Fence		None						
2	14	x	10	M														Alarm		No	Golf Course		No
3	x																	Jet/Grdn Tub		No	Nr Wlkg Trails		No
4	x				Garage		1.0 / Attached	/ 26 x 26 / 676.00			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																
E	15	x	9	M	Other Fees																		
WtrType			Restrictions																				
Water Features			Water		Wtr Name																		
					Wtr Frtg		Channel Frtg																
																	Lake Type						

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	8/27/2026	Auction Time	3:00 pm	
Auctioneer Name	Andy Eckert			Auctioneer License #	AU10700015			
Financing: Proposed	Cash, Conventional			Exemptions	Homestead		Year Taxes Payable	2026
Annual Taxes	\$1,098.9	Is Owner/Seller a Real Estate Licensee	No	Possession	DOC			
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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