

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202631740	5459 SE 116 Highway		Bluffton		IN 46714	Status Active		L \$0	
	Area Wells County		Parcel ID 90-80-12-400-002.000-003				Type Site-Built Home		
	Sub None		Cross Street		Bedrms 3		F Baths 1 H Baths 0		
	Location		Style One Story						
	School District	BHS	Elem	Bluffton Harrison		JrH	Bluffton Harrison		SrH Bluffton
	Legal Description		Parcel # 90-08-12-400-002.000-003Containing 36.78 Acres						
	Directions		2 1/2 miles est of Bluffton, In on St Rd 116						
	Inside City Limits		City Zoning		County Zoning		Zoning Description		

Remarks To Close out the Philip E. Leonard ESTATE....This 36-ACRE FARM will be offer at ONLINE AUCTION ending Wed. September 2 @ 3:00pm. This 36+Acre Farm will be offered in a Multi-Tract Online Auction individually, in combinations, or as a whole: TRACT #1 consists of 6 +/- Acres with 3 Bedroom Ranch Home, 1 ,298sqft Living Space with Partial Unfinished Basement, 22x24 Detached Garage, 30x60 Outbuilding and 18x44 Lean-to Plus Pond. The MINIMUM STARTING BID IS \$60,000.... TRACT #2 consists of 5 +/- Acres of Land. The MINIMUM STARTING BID IS \$25,000.... TRACT #3 consists of 25 +/- Acres of land. The MINIMUM STARTING BID IS \$100,000....There will be Two Open House Dates to view the home on Tues. Aug. 18 (5-6) and Sun. Aug. 23 (1-2). <<< 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.>>> * The Personal Property with CLASSIC Vehicles, Antiques, Collectible, Shop Tools, Etc. will also be sold at Online Auction ending Tue. Sept. 8 @ 6:00pm. **Special Note: A portion of this Farm lays in a Flood Zone. Disclaimer: Some photos have been virtually re-staged to help buyers visualize the property's potential. Property will be shown furnished. Original un-staged photos with personal property contents available upon request.

Se	Lo	Lot Ac/SF/Dim		36.700 / 1,598,652		irregular		Sr	No	Lot Des		Rolling, 15+					
Township	Harrison		Abv Gd Fin SqFt		1,298		Below Gd Fin SqFt	0		Ttl Below Gd SqFt	204		Ttl Fin SqFt	1,298		Year Built	1900
Age	126	New	No	Date Complete		Ext		Asbestos		Fndtn	Partial Basement, Unfinished				# Rooms	6	
Room Dimensions		Inside City Limits			City		County		Zoning Description								
DIM		L															
L	12 x 19	M		Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No		Fireplace	No			
D	x			B-Main	1	0	Well	Private		Dryer Hookup Elec	No		Guest Qtrs	No			
F	x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up	No		Split FlrPln	No			
K	10 x 17	M		B-Blw G	0	0	Fuel /	Electric, Gas		Disposal	No		Ceiling Fan	No			
B	x			Laundry Rm	Main		Heating			Water Soft-Owned	No		Skylight	No			
D	13 x 13	M		Laundry L/W	5 x 6		Cooling	Central Air		Water Soft-Rented	No		ADA Features	No			
M	9 x 13	M								Alarm Sys-Sec	No		Fence				
2	11 x 13	M								Alarm	No		Golf Course	No			
3	7 x 13	M								Jet/Grdn Tub	No		Nr Wlkg Trails	No			
4	x			Garage	2.0	/ Detached		/ 22 x 24 / 528.00		Pool	No		Garage Y/N	Yes			
5	x			Outbuilding	Barn		30 x 60		Pool Type				Opnr:	No			
R	x			Outbuilding	Barn		18 x 44 792		Off Street Pk								
LF	x			Assn Dues			Not Applicable										
E	x			Other Fees													
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 8/5/2026	Auction Time 3:00
Auctioneer Name Steve Ness	Auctioneer License # AU01029310		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2026	
Annual Taxes \$2,857.0	Is Owner/Seller a Real Estate Licensee No	Possession day of closing subject to tenants rights	
List Office Ness Bros. Realtors & Auctione - Off: 260-356-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 8
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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