Residential Client Full Detail Report

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 202640373 11378 S State Road LaFontaine IN 46940 **Status** Active **L** $865,800



Area Wabash County **Parcel ID** 85-18-34-200-013.000-013 **Type** Site-Built Home

Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0

Location **Style** Two and Half Story

School District WAC **Elem** Southwood **JrH** Southwood **SrH** Southwood

Legal Description Pt Ne1/4 34-26-6 5.13Ac Ditch 640 Pt Ne1/4 34-26-6 45.23Ac Ditch 640 Pt Ne1/4 34-26-6 37.83Ac Ditch

Directions Travelling south on W Jefferson Blvd and take a right onto W 600 S/IN-124 for about 14 mintues and then take a left

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Selling at Multi-Tract Auction! 88 +/1 Acres offered in 5 Tracts. TRACT #1 consists of an exceptional custom-built 4,688± sq. ft. estate on 15+/- acres featuring an open-concept design, soaring ceilings, chef's kitchen, luxurious owner's suite, 5-car garage, and resort-style outdoor living with a 20' x 40' in-ground pool featuring a 12' deep end. The impressive 80' x 80' pole barn includes an indoor basketball court, a finished upstairs loft with its own kitchenette, and abundant storage. Purchase the home individually or combine it with adjoining acreage offered in separate tracts. A rare opportunity to own an extraordinary country estate. The MINIMUM starting bid is $ 350,000..... TRACT #2 consists of 21+/- tillable acres The MINIMUM starting bid is $ 40,000.....TRACT#3 consists of 25+/- tillable acres with shared creek with Tract 5. The MINIMUM starting bid is $ 50,000.....TRACT #4 consists of 20+/- tillable acres. The MINIMUM starting bid is $ 40,000.....TRACT #5 consists of 7+/- tillable acres with Satellite & shared creek with Tract 3. The MINIMUM starting bid is $ 5,000. ..... CRP PROGRAM: 2.70 acres of the Real Estate are currently enrolled in USDA Conservation Reserve Program (CRP) Contract No. 11485, with the current contract period ending September 30, 2030. SHARED DRIVEWAY EASEMENT: Tract #1 shall be subject to an approximately 200-foot access easement along the existing driveway for the benefit of Tract #3.....CELL TOWER FIRST RIGHT OF REFUSAL: This pertains to the purchasing of Tract 5.....This is an ONLINE Multi-Tract Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. Seller is Relocating and will review the Highest Offer on Tuesday, October 27 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 11 (1-2 pm) and Sun. Oct. 18 (1-2 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> *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 starting 10/14..... ***This property is Listed at ASSESSED VALUE

Se 34 **Lo** **Lot Ac/SF/Dim** 90.360 / 3,936,082 Irregular **Sr** No **Lot Des** Level

Township Waltz **Abv Gd Fin SqFt** 4,688 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 4,688 **Year Built** 1963

Age 63 **New** No **Date Complete** **Ext** Vinyl **Fndtn** Crawl **# Rooms** 13

Room Dimensions	DIM	L
L	43 x 17	M
D	13 x 12	M
F	x	
K	20 x 15	M
B	22 x 10	M
D	15 x 15	M
M	37 x 15	U
2	24 x 13	M
3	15 x 15	U
4	15 x 10	U
5	x	
R	x	
LF	26 x 16	U
E	x	

Inside City Limits **City** **County** **Zoning Description**

Baths	**Full**	**Half**	**Water**	WELL	
B-Main	1	0	**Well**	Private	
B-Upper	1	0	**Sewer**	Septic	
B-Blw G	0	0	**Fuel /**	Propane, Geothermal	
Laundry Rm	Main		**Heating**		
Laundry L/W	15x 9		**Cooling**	Central Air	

AMENITIES Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Guest Quarters, Kitchen Island, Pantry-Walk In, Porch Open, Range/Oven Hook Up Gas, Split Br Floor Plan,

Garage 5.0 / Detached / 20 x 80 / 1,600.0

Outbuilding Pole/Post 80 x 80

Outbuilding Shed 15 x 26 390

Assn Dues Not Applicable

Other Fees

Restrictions

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	Yes
Dryer Hook Up	No	**Split Flrpln**	Yes
Disposal	Yes	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	Yes	**Garage Y/N**	Yes
Pool Type	Below Ground	**Opnr:**	No
Off Street Pk	Yes		

SALE INCLUDES Dishwasher, Microwave, Kitchen Exhaust Hood, Oven-Built-In, Oven-Gas, Range-Gas, Warming Drawer

FIREPLACE Living/Great Rm

WtrType **Water Features** **Water** **Wtr Name** **Wtr Frtg** **Channel Frtg** **Lake Type**

Virtual Tours: Unbranded Virtual Tour

Auction Yes **Auction Reserve Price $** **Auction Date** 9/29/2026 **Auction Time** 3:00 pm

Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833

Financing: **Proposed** **Exemptions** **Year Taxes Payable** 2026

Annual Taxes $5,940.6 **Is Owner/Seller a Real Estate Licensee** No **Possession** 30 DAC

List Office Ness Bros. Realtors & Auctione - Off: 260-459-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

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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