

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! 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 and may sell at, above, or below listed

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		Inside City Limits		City	County	Zoning Description					
DIM L											
L	43 x 17	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes
D	13 x 12	M	B-Main	1	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
F	x		B-Upper	1	0	Sewer	Septic	Dryer Hook Up	No	Split FlrPln	No
K	20 x 15	M	B-Blw G	0	0	Fuel /	Propane	Disposal	No	Ceiling Fan	Yes
B	22 x 10	M	Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
D	15 x 15	M	Laundry L/W	15x 9		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M	37 x 15	U	AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up					Alarm Sys-Sec	No	Fence	
2	24 x 13	M	Electric, Kitchen Island, Pantry-Walk In, Porch Open, Range					Alarm	No	Golf Course	No
3	15 x 15	U	/Oven Hook Up Gas, Stand Up Shower, Main Floor Laundry,					Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	15 x 10	U	Garage	5.0 / Detached	/ 20 x 80 / 1,600.0			Pool	No	Garage Y/N	Yes
5	x		Outbuilding	Pole/Post	80 x 80			Pool Type		Opnr:	No
R	x		Outbuilding	Shed	15 x 26 390			Off Street Pk	Yes		
LF	26 x 16	U	Assn Dues		Not Applicable		SALE INCLUDES Dishwasher, Microwave, Dryer-Electric, Kitchen Exhaust Hood, Oven-Built-In, Oven-Gas, Range-Gas, Warming Drawer				
E	x		Other Fees				FIREPLACE Living/Great Rm				
WtrType		Restrictions									
Water Features		Water		Wtr Name							
		Wtr Frtg		Channel Frtg							
		Lake Type									

Virtual Tours:

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 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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