

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202637230	5185 E State Road 218	LaFontaine	IN 46940	Status Active	L \$192,600
	Area Wabash County	Parcel ID 85-19-36-100-002.000-005	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Rural	Style One Story			
	School District WAC	Elem Southwood	JrH Southwood	SrH Southwood	
	Legal Description PT NW1/4 36-26-7 2A 4 523				
	Directions From State Rd 15 - turn East on 218, house is 1 1/5 miles east on the right (south), the first house east on the left after				
Inside City Limits		City Zoning	County Zoning	Zoning Description	

Remarks After serving one family for many years, this home is ready for its new owner. Set on 2 acres, the property offers privacy, space and a setting that's increasingly hard to find. Inside, this home features over 1,300 sq. ft. of living space, original hardwood and a completely rebuilt sunroom. Outside you have an attached garage, detached garage and additional outbuilding that provides ample room for vehicles, hobbies, storage or a workshop. Updates over the years include roofing, gutters and downspouts, septic service, geothermal system maintenance, plumbing work and recent tree removal. This is a home with history, character and room for someone else's ideas. Its next chapter is ready to be written! <<< 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 Representative for the Estate will review the Highest Offer on Wednesday, September 30 @ 4pm. There will be Two Open House dates to view the property on Sun. Sept. 20 (1-2 pm) and Sun. Sept. 27 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling online starting 9/16. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding

Se	Lo	Lot Ac/SF/Dim	2.0000	/	87,120	irregular	Sr	No	Lot Des	Level				
Township	Liberty		Abv Gd Fin SqFt	1,368	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,368	Year Built	1960		
Age	66	New	No	Date Complete		Ext	Stone	Fndtn	Crawl		# Rooms	8		
Room Dimensions		Inside City Limits			City		County		Zoning Description					
	DIM	L												
L	23 x 16	M		Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes		
D	x			B-Main	2	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No		
F	x			B-Upper	0	0	Sewer	Septic	Dryer Hook Up	No	Split FirPln	No		
K	16 x 8	M		B-Blw G	0	0	Fuel /	Forced Air, Geothermal, Heat	Disposal	No	Ceiling Fan	No		
B	x			Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No		
D	x			Laundry L/W	17x 6		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No		
M	12 x 11	M		AMENITIES Attic Pull Down Stairs, Dryer Hook Up Electric, Garage Door Opener, Patio Covered, Range/Oven Hook Up Elec, Main Floor Laundry				Alarm Sys-Sec	No	Fence				
2	11 x 8	M						Alarm	No	Golf Course	No			
3	11 x 8	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4	x			Garage	2.0	/ Attached	/	24 x 22 / 528.00	Pool	No	Garage Y/N	Yes		
5	x			Outbuilding	2nd Detached	30 x 24	Pool Type				Opnr:	Yes		
R	x			Outbuilding	Pole/Post	20 x 16	320	Off Street Pk		Yes				
LF	x			Assn Dues		Not Applicable		SALE INCLUDES		Water Softener-Owned				
E	17 x 13	M		Other Fees				FIREPLACE		Wood Burning				
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 9/9/2026

Auction Time 4:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$1,005.0

Is Owner/Seller a Real Estate Licensee No

Possession At closing

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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