


Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 201846567	3958 W Lakeshore Dr- 57		Columbia City		IN 46725	Status Active	LP \$79,900		
	Area	Noble County		Parcel ID	57-19-32-100-130.000-009			Type	Site-Built Home	
	Sub	None		Cross Street				Bedrms	2	F Baths 1 H Baths 0
	Location			Style	One Story					
	School District	CNC	Elem	Wolf Lake	JrH	Central Noble			SrH	Central Noble
	Legal Description	Grosse Pt Sub Div Big Lake Lot 2								
	Directions	US 30 W to SR 109, north to Lakeshore Dr, left to home on right								

Remarks This is an Online Auction Only ending Thursday, November 8th @ 3:00 pm and Open House will be held on Sunday, November 4th from 1:00 - 2:00 pm. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price. Bidding will start on November 2nd at 3:00 pm. THE LAKE IS CALLING...Pack up the car and head to this cottage on Big Lake, an all-sports lake in southern Noble County just 30 minutes from Fort Wayne. The cottage features 2 bedrooms, 1 bath, 800 sq ft, spacious great room, eat-in kitchen, 60 ft lake frontage, nice beach, over-sized 2-car garage, shed, wall gas heater and wood burning stove for heat supply. The following items remain with the cottage—appliances, freezer, washer, dryer and all furniture. Big Lake is approximately 225 acres and has 3 basins—a large basin for skiing, boarding and wave runners and two small basins with 10 mph maximum speed making it great for fishing. Bring your decorating ideas to spruce up this outdated home. **Disclaimer** Well on Property is not operational.

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.0000 / 80 x 60				Src Y	Lot Des	Waterfront	
Township	Noble		Abv Gd Fin SqFt	818	Below Gd Fin SqFt	0	Ttl Belw Gd SqFt	0	Ttl Fin SqFt	818	Year Built	1950		
Age	68	NewNo	Date Complete		Ext	Vinyl	Fndtn	None			# Rooms	4		
Room Dimensions														
	DIM	L												
LR	30 x 14	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes			
DR	x		B-Main	1	0	Sewer	Public	Dryer Hookup Elec	No	Guest Qtrs	No			
FR	x		B-Upper	0	0	Fuel /	Gas, Wood, Wall	Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
KT	12 x 11	M	B-Blw G	0	0	Heating	Heater, Propane Tank	Disposal	No	Ceiling Fan	No			
BK	x					Cooling	Rented	Water Soft-Owned	No	Skylight	No			
DN	x		Laundry Rm		Main		x	Water Soft-Rented	No	ADA Features	No			
MB	10 x 9	M						Alarm Sys-Sec	No	Fence				
2B	9 x 9	M						Alarm Sys-Rent	No	Golf Course	No			
3B	x							Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4B	x		Garage	2.0	/ Attached	/	30 x 29 / 870.00	Pool	No	Garage Y/N	Yes			
5B	x		Outbuilding	Shed		12 x 6		Pool Type		Garage Dr Opnr:	No			
RR	x		Outbuilding			x		Off Street Pk						
LF	x		Assn Dues	\$0.00		Not Applicable		FIREPLACE	Wood Burning					
EX	x		Other Fees											
WtrType Restrictions														
Water Features Water Access Lake Wtr Name Big														
Lake Wtr Frtg 60.00 Channel Frtg 0.00														
Lake Type SKIL														

Virtual Tours:

Unbranded Virtual Tour

Auction Yes	Auction Reserve Price \$	Auction Date 11/8/2018	Auction Time 3:00 pm
Auctioneer Name Kurt Ness		Auctioneer License # AU01026833	
Financing: Proposed		Exemptions	Year Taxes Payable 2018
Annual Taxes \$219.62	Is Owner/Seller a Real Estate Licensee No	Possession DOC	
List Office Real Living Ness Bros - Offc.: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 191
Ttl Concessions Paid	Sold/Concession Remarks			
	Presented by: C.J. Woodman - Off: 260-459-3911 / Real Living Ness Bros - Offc.: 260-459-3911			

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