


Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS #	201849891	8740 E 125 N		Marion	IN 46952	Status Active	LP \$61,000		
	Area	Grant County		Parcel ID	27-01-33-400-014.000-029			Type	Site-Built Home	
	Sub	None		Cross Street				Bedrms	2	
							F Baths	1	H Baths	0
	Location			Style	One Story					
	School District	EBC	Elem	Eastbrook North		JrH	Eastbrook		SrH	Eastbrook
	Legal Description	01-02-471.01 Pt W Se Sec 33: 4.00 A								
Directions	2 1/2 miles south of Van Buren on Co. Rd. 900 E to Co. Rd. E 125, thence west 1/4									

Remarks To close out the Linda Kramer Estate the following Real Estate & Personal Property will be offered at Public Auction on Sat. Dec. 1 @ 11:30. Open House dates are Sun. Nov 18 (1-2) & Wed. Nov. 21 (5-6). This county home has a total of 795 sq. ft. of living space with 2 bedrooms, living & kitchen, full bath, utility room Plus a 24 x 36 detached garage all setting on 4 acres partially wooded and with a small pond. This property may sell below, at or above the listed price depending on the outcome of the auction bidding.

Sec	Lot	Zoning	Lot Ac/SF/Dim				4.0000 / 174,240 n/a				Src N	Lot Des	Level, Wooded	
Township	Van Buren		Abv Gd Fin SqFt	796	Gd Fin SqFt	0	Ttl Bel	w Gd SqFt	0	Ttl Fin SqFt	796	Year Built	1920	
Age	98	NewNo	Date Complete		Ext	Vinyl	Fndtn	Crawl				# Rooms	5	
Room Dimensions														
	DIM	L												
LR	15 x 13	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	No		
DR	x		B-Main	1	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No		
FR	x		B-Upper	0	0	Fuel /	Propane, Forced Air, Propane Tank Rented		Dryer Hook Up Gas/Elec	No	Split Firpln	No		
KT	13 x 9	M	B-Blw G	0	0	Heating			Disposal	No	Ceiling Fan	No		
BK	x					Cooling	Central Air		Water Soft-Owned	No	Skylight	No		
DN	x		Laundry Rm		Main	8	x 6		Water Soft-Rented	No	ADA Features	No		
MB	13 x 11	M							Alarm Sys-Sec	No	Fence			
2B	11 x 10	M							Alarm Sys-Rent	No	Golf Course	No		
3B	x								Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4B	x		Garage	2.0	/ Detached	/	24 x 36 / 864.00		Pool	No	Garage Y/N	Yes		
5B	x		Outbuilding	Shed		8 x 10			Pool Type		Garage Dr Opnr:	No		
RR	x		Outbuilding			x			Off Street Pk					
LF	x		Assn Dues			Not Applicable								
EX	x		Other Fees											
WtrType			Restrictions											
Water Features			Water Access			Wtr Name								
			Wtr Frtg			Channel Frtg								
			Lake Type											

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 12/1/2018	Auction Time 11:30
Auctioneer Name Steve Ness		Auctioneer License # AU01029310	
Financing: Proposed Cash, Conventional		Exemptions	Year Taxes Payable 2018
Annual Taxes \$282.00	Is Owner/Seller a Real Estate Licensee No	Possession CLOSING	
List Office Ness Bros. Realtors & Auctioneers - Offc.: 260-356-3911			

Pending Date Closing Date Selling Price How Sold CDOM 0 Yes

Ttl Concessions Paid Sold/Concession Remarks
Presented by: C.J. Woodman - Off: 260-459-3911 / Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911
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