

MLS # R202310067 (Active

) List Price: \$93,800

302 W North Street

Monroeville

IN 46773

**TYPE/STYLE** Site-Built Home

/ One Story

**ROOMS** 6**BEDROOMS** 2**FULL BATHS** 1**HALF BATHS** 0**APX YEAR BUILT** 1915**APX ABOVE GRADE FIN SQFT** 948**APX BELOW GRADE FIN SQFT** 0**APX BELOW GRADE UNFIN SQ...** 948**APX TOTAL FINISHED SQFT** 948**AUCTION RESERVE PRIC...****AREA** Allen County**SUBDIVISION** None**TOWNSHIP** Monroe**ELEMENTARY** Heritage**MIDDLE** Heritage**HIGH** Heritage**DAYS ON MARKET** 0**APX LOT DIMENSIONS** 66 x 132**# ACRES** 0.2000**WATER FRONTAGE****ASSESSED VALUE****ANNUAL TAXES** \$0.00**LEGAL DESCRIPTION****PARCEL #** 02-20-18-205-009.000-056**ZONING****EXEMPTIONS****FLOOD PLAIN** No**ZONING DESC****ASSOCIATION DUES \$****ASSOCIATION DUES FREQUENCY** Not Applicable

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	18 x 13	1st Bdrm	Main	12 x 11
Dining Rm	Main	9 x 9	2nd Bdrm	Main	11 x 10
Kitchen	Main	13 x 11	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den	Main	13 x 11
		x	Loft		x
Enclosed Back P...	Main	11 x 9	Laundry	Basement	31 x 27
<b># Full Baths BG</b>	0		<b># Full Baths Main</b>	1	
<b># Half Baths BG</b>	0		<b># Half Baths M...</b>	0	
			<b># Full Baths Upper</b>	0	
			<b># Half Baths Upper</b>	0	

**BASEMENT/FOUNDATION** Full Basement, Unfinished**HEATING/FUEL** Gas, Forced Air**COOLING** None**LOT DESCRIPTION** Level**EXTERIOR** Aluminum**FIREPLACE** None**AMENITIES** Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Porch

Enclosed, Range/Oven Hook Up Gas, Washer Hook-Up

**FENCE** None**ROOF MATERIAL** Asphalt**FLOORING** Hardwood Floors, Carpet, Laminate, Tile

**Remarks** This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$47,000 for Tract #1 and \$500 for Tracts #2 and #3. The highest offer will be reviewed Wednesday, April 26 after 3:00 pm. There will be 2 Open House dates held on Sunday, April 16 and 23 from 1:00 - 2:00 pm. 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. Please visit our website for more information. This auction consists of 3 Tracts totaling 0.53 acre and will be offered individually, in combinations, or altogether. Tract #1 - Opportunity awaits with this charming 2 bedroom, 1 bath ranch home on a full basement! Situated on 0.20 acre of land along a nice, quiet street where you can enjoy your mornings on the front porch. Plenty of storage space with numerous closets & an outdoor shed in the backyard. Tract #2 - 0.20 acre of land next to the house. Tract #3 - 0.13 acre of land behind the house & adjacent land. \*No warranty on appliances kept with the home as-is.\* \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Agent Remarks** The Agent MUST do the following: STEP 1: Download all Docs from MLS. STEP 2: Complete the Realtor Bidder Registration/BAC form, submit to

**Directions to Property** Follow I-69 N and I-469 E to US-30 E in Jefferson Township. Take exit 19A from I-469 E/US-30 E Continue on US-30 E. Drive to W North St in Monroeville Destination will be on the right

**BUYER/BROKER COMM** 2%**VARIABLE RATE** No**REO** No**OWNER NAME****OCCUPANCY** Vacant**POSSESSION** DOC**SHOWING INSTRUCTIONS****PENDING DATE****DISPLAY ON INTERN...** Yes**DISPLAY ADDRESS** Yes**ALLOW AVM** Yes**ALLOW COMMENTS** Yes**OFFICE NAME** Ness Bros. Realtors & Auctioneers**LISTING AGENT** Kurt J Ness**MAIN** Off: 260-459-3911**AGENT EMAIL** kurt@nessbros.com**OTHER 2** Fax: 260-459-3912**CONTACT #** Cell: 260-417-1545

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