


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202337639	8029 W 1275 S		Akron		IN 46910		Status Active		LP \$162,500		
	Area		Kosciusko County		Parcel ID		43-17-17-200-202.000-005		Type		Manuf. Home/Mobile	
	Sub		None		Cross Street				Bedrms		3	
	F Baths		2		H Baths		0					
	Location				Style		One Story					
	School District		TIP		Elem		Akron		JrH		Tippe Valley	
	SrH				Tippe Valley							
Legal Description		15-140-7.D Tr Ne Se Se 17-30-5 9.08A										
Directions		head NW on 114, turn right on S 1325 E, turn right on W 1275 S, property is last home on the right before the curve.										
Inside City Limits		City Zoning		County Zoning		Zoning Description						

Remarks Having moved into the Peabody Nursing Home the sellers will offer 9.2 Acres wooded parcel with home at online auction ending Tuesday, November 7 @ 3:00 pm. There will be two Open House dates on Sun. Oct. 29 (1-2) and Sun. Nov. 5 (1-2). This property has 4.4 +/- acres of wooded land in addition to 4.82 +/- acres of land with a 3 Bedroom 1,352 sqft Modular home with 2 full baths and a detached 20' x 30' garage and a 24' x 46 building. This property is located across the road from Rock lake and is only 2 miles east of Akron Indiana off Hwy 114. The personal property will be sold at an online auction on Nov. 14 at 6 pm. Personal property will included a John Deere Tractor. <<< 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.>>>

Se	Lo	Lot Ac/SF/Dim	9.0800 / 395,525	754x504 & 754x536	Sr No	Lot Des	Level, Wooded						
Township Franklin		Abv Gd Fin SqFt 1,352	Below Gd Fin SqFt 0		Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,352	Year Built 1987						
Age 36	New No	Date Complete	Ext Vinyl	Fndtn Crawl		# Rooms 7							
Room Dimensions	Inside City Limits	City Zoning	County	Zoning Description									
DIM	L												
LR 25 x 17	M	Baths Full	Half	Water WELL	Dryer Hookup Gas Yes	Fireplace	No						
D 8 x 6	M	B-Main 2	0	Well Private	Dryer Hookup Elec No	Guest Qtrs	No						
FR x		B-Upper 0	0	Sewer Septic	Dryer Hook Up No	Split FirPln	No						
KT 13 x 12	M	B-Blw G 0	0	Fuel / Propane, Forced Air, Propane Tank Rented	Disposal No	Ceiling Fan	No						
B x		Laundry Rm Main		Heating	Water Soft-Owned Yes	Skylight	No						
D x		Laundry L/W 6 x 5		Cooling Central Air	Water Soft-Rented No	ADA Features	No						
M 13 x 12	M	AMENITIES 1st Bdrm En Suite, Dryer Hook Up Gas, Range			Alarm Sys-Sec No	Fence							
2B 11 x 11	M	/Oven Hook Up Gas			Alarm Sys-Rent No	Golf Course	No						
3B 11 x 9	M				Jet/Grdn Tub No	Nr Wlkg Trails	No						
4B x		Garage 2.0 / Detached	/ 46 x 24 / 1,104.0		Pool No	Garage Y/N	Yes						
5B x		Outbuilding Pole/Post	30 x 20		Pool Type	Opnr:	No						
R x		Outbuilding Shed	12 x 12 144		Off Street Pk Yes								
LF x		Assn Dues	Not Applicable		SALE INCLUDES Dishwasher, Water Heater Gas, Water Softener -Owned								
EX x		Other Fees			FIREPLACE None								
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 10/12/2023 Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional

Exemptions Year Taxes Payable 2022

Annual Taxes \$589.48 Is Owner/Seller a Real Estate Licensee No

Possession DOC

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 15

Ttl Concessions Paid

Sold/Concession Remarks

BBC 2%

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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