


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202416176	3301 S 350 W	Columbia City	IN 46725	Status Active	LP \$228,700
	Area Whitley County	Parcel ID 92-06-30-000-106.000-003	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location Rural	Style Two Story			
	School District WHI	Elem Little Turtle	JrH Indian Springs	SrH Columbia City	
	Legal Description PT SW4 NE4 S30 T31 R9 4.0A				
	Directions From downtown Columbia City head South on S Main St., turn right on Radio Rd., turn left on S Line St., where the				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

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 \$115,000. The highest offer will be reviewed Wednesday, May 29 after 3:00 PM. There will be 2 Open House dates held on Sunday, May 19 from 1:00 – 2:00 PM and Tuesday, May 28 from 5:00 – 6:00 PM. *** This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. *** Welcome to your serene, countryside oasis! This property offers 4 acres of picturesque land, complete with a tranquil pond. Featuring 4 bedrooms, 2 baths and over 2,000 sq. ft. This home provides ample space for comfortable country living. Enjoy the charm of a wrap around porch, perfect for relaxing. Plus a pole barn and shed you will have plenty of room for storage and hobbies. Truly a unique opportunity. Don't miss out! *No warranty on appliances kept with the home as-is.*

Se	Lo	Lot Ac/SF/Dim	4.0000	/	174,240	423x417x423x416	Sr	No	Lot Des	3-5.9999		
Township	Columbia	Abv Gd Fin SqFt	2,160	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	672	Ttl Fin SqFt	2,160	Year Built	1949	
Age	75	New	No	Date Complete		Ext	Aluminum	Fndtn	Unfinished	# Rooms	8	
Room Dimensions	Inside City Limits			City Zoning		County		Zoning Description				
	DIM	L										
LR	16 x 24	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
D	8 x 13	M	B-Main	2	0	Well		Dryer Hookup	Elec	No	Guest Qtrs	No
FR	20 x 22	M	B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split FlrPln	No
KT	12 x 18	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal		No	Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	x		Laundry L/W	10x 6		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No
M	12 x 14	M	AMENITIES	Natural Woodwork, Main Level Bedroom Suite				Alarm Sys-Sec		No	Fence	
2B	12 x 13	U						Alarm Sys-Rent		No	Golf Course	No
3B	9 x 10	U						Jet/Grdn Tub	No		Nr Wlkg Trails	No
4B	11 x 10	U	Garage	/		/	x	/			Garage Y/N	No
5B	x		Outbuilding	Pole/Post		30 x 40		Pool	No		Opnr:	No
R	x		Outbuilding			x		Pool Type				
LF	x		Assn Dues			Not Applicable		Off Street Pk				
EX	x		Other Fees					SALE INCLUDES	Dishwasher, Refrigerator, Water Heater Electric			
								FIREPLACE	Wood Burning			
WtrType			Restrictions									
Water Features			Water	Pond		Wtr Name						
	Pond		Wtr Frtg			Channel Frtg						
			Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 5/8/2024

Auction Time 3:00pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, Conventional

Exemptions

Year Taxes Payable 2023

Annual Taxes \$1,935.24 Is Owner/Seller a Real Estate Licensee No

Possession Day of Closing

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 2

Ttl Concessions Paid

Sold/Concession Remarks

BBC

2%

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

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.