

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202415487	3633 W State Boulevard	Fort Wayne	IN	46808	Status	Active	LP	\$314,000
Area	Allen County	Parcel ID	02-07-33-301-004.000-073	Type	Site-Built Home	Sub	None	Cross Street	
Location	City/Town/Suburb	Style	Two Story	Bedrms	3	F Baths	2	H Baths	1
School District	FWC	Elem	Price	JrH	Northwood	SrH	Northrop		
Legal Description	West Gate Place W 115Ft N Of Ditch Lot 12 West Gate Place Lot 12 Ex S 474 Ft & Ex W 115Ft N Of Dit								
Directions	From I69 Illinois Rd. exit and head East, turn left onto Hillegas Rd. and head North, turn right onto W State Blvd.								
Inside City Limits	City Zoning	County Zoning	Zoning Description						

Remarks Opportunity is knocking with 10.7 acres +/- Located at 3633 W. State Blvd approx. 1 mile. from Saint Francis University. This property is going to be offered for sale through a LIVE AUCTION that will be Simulcasted with ONLINE Bidding. Property will be offered in 5 tracts. Tracts may be purchase in individual, combination or as a whole unit. There will be Two Viewing Dates on Sun. May 12 (1-2) & Sun. May 19 (1-2)..... TRACT # 1: consists of .86 acres of land containing a custom built 2 story one owner home with 3-bedrooms on finished basement with attached 2 car garage. There is also a 30' x 40' insulated barn with loft area..... This is a Pre -Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction.....TRACT # 2: consists of 3.63 acres on W. State Blvd.....TRACT # 3: consists of 3.48 acres + / - on W. State Blvd.....TRACT # 4: consists of 2.03 acres +/- off Westgate Dr.....TRACT # 5: consist of .72 acres +/- off York Dr..... This property has development potential and is on city water and sewer. There are many outstanding features too numerous to list which can be obtained on our website, and in documents. <<< 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. The current price is the assessed value and the property may sell at , above or below listed value. >>>

Se	Lo	Lot Ac/SF/Dim	10.7200	/	466,963	115x297x95x39x360	Sr	No	Lot Des	Partially Wooded, Flood Plain, 10-14.999		
Township	Washington	Abv Gd Fin SqFt	1,768	Below Gd Fin SqFt	800	Ttl Below Gd SqFt	800	Ttl Fin SqFt	2,568	Year Built	1967	
Age	57	New	No	Date Complete	Ext	Aluminum	Fndtn	Finished		# Rooms	10	
Room Dimensions	Inside City Limits			City Zoning		County	Zoning Description					
DIM	L											
LR	20 x 12	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes	
D	10 x 9	M	B-Main	0	1	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No	
FR	15 x 12	M	B-Upper	2	0	Sewer	City	Dryer Hook Up	No	Split FlrPln	No	
KT	11 x 9	M	B-Blw G	0	0	Fuel /	Gas, Baseboard, Forced Air, Multiple	Disposal	Yes	Ceiling Fan	No	
B	x		Laundry Rm	Lower		Heating		Water Soft-Owned	Yes	Skylight	No	
D	x		Laundry L/W	12x 11		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
M	14 x 13	U	AMENITIES	Alarm System-Security, Bar, Disposal, Dryer				Alarm Sys-Sec	Yes	Fence	None	
2B	16 x 10	U	Hook Up Electric, Garage Door Opener, Generator Built-In,				Alarm Sys-Rent	No	Golf Course	No		
3B	15 x 10	U	Intercom, Range/Oven Hook Up Elec, Storm Doors, Utility Sink,				Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4B	x		Garage	2.0	/ Attached	/	23 x 23 / 529.00	Pool	No	Garage Y/N	Yes	
5B	x		Outbuilding	Barn		30 x 40		Pool Type		Opnr:	Yes	
R	x		Outbuilding	Shed		10 x 8	80	Off Street Pk	Yes			
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Water Softener-Owned			
EX	17 x 17	M	Other Fees					FIREPLACE	Family Rm, Wood Burning, Basement, Two			
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 5/30/2024

Auction Time 6:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions Disabled Vet, Homestead, Over

Year Taxes Payable 2023

Annual Taxes \$1,901.15 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 10

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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