

Listings as 06/17/2024

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202421098	2339 N 825 E (all 3 parcels)	Churubusco	IN 46723	Status	Active	LP	\$815,000
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Area	Whitley County	Parcel ID	92-04-26-000-122.000-009	Type	Site-Built Home				
Sub	None	Cross Street		Bedrms	4	F Baths	3	H Baths	0
Location	Rural	Style	Two Story						
School District	SGC Elem	Churubusco	JrH	Churubusco	SrH	Churubusco			
Legal Description	PT W2 NE4 S26 T32 R10 8.354A, Pt NE4 S26 T32 R10 10.181A, Pt NW4 & Pt NE4 S26 T32 R10								
Directions	US 33, right on County Road 150 N, right on N 825 E to property								
Inside City Limits	N	City Zoning		County Zoning	B2	Zoning Description			

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. This property is offered in 3 tracts that can be purchased individually, as a combination, or as a whole unit. The current highest bid amount will be available to the public. Bidding ends Tues, July 2 at 3:00 pm. There will be 2 Open House dates held on Sunday, June 23 and 30 from 1:00 – 2:00 pm. *** This property is LISTED NEAR 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. *** Sitting on 36 acres, this country estate is the type of property that comes available once in a lifetime! This one owner home has been well maintained and offers geothermal HVAC (new in '21), 2 water heaters, softener, composite deck, newly paved driveway all in 2022, siding in 2023, and overhead garage door in 2024. The barn features both a large storage area with high ceilings as well as a heated/cooled front office area. Inside the home you'll love the huge windows providing tons of natural sunlight, screened in porch, hearth room, and walk-out basement. The view can't be put into words and features miles of open privacy with views of farmland, pond, and forest. *No warranty on appliances kept with the home as-is.* There is a Home Inspection with 120 -day warranty that the seller has provided for review. ----- TRACT # 1: Consists of 21.9 +/- acres with 1 access road to land with 3,600+ sq. ft. home, pole barn, 2 ponds, & large wooded area. ----- TRACT # 2: Consists of 8.4 +/- acres of land with crops & partially wooded area. ----- TRACT # 3: Consists of 6 +/- acres of land with crops & partially wooded area.

Sec	Lot	Lot Ac/SF/Dim	36.4660	/	1,588,459	1648 x 1013	Src	Yes	Lot Des	Partially Wooded, Rolling, Waterfront, Water V...	
Township	Smith	Abv Gd Fin SqFt	2,044	Below Gd Fin SqFt	1,600	Ttl Below Gd SqFt	1,600	Ttl Fin SqFt	3,644	Year Built	1998
Age	26	New No	Date Complete	Ext	Vinyl	Fndtn	Full Basement, Walk-Out Basement, Finished	# Rooms	9		
Room Dimensions	Inside City Limits	N	City Zoning	County Zo...	B2	Zoning Description					
DIM	L										
LR	17 x 26	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes	
D..	x	B-Main	2	0	Well T...	Private	Dryer Hookup Elec	No	Guest Qtrs	No	
FR	12 x 30	B	B-Upper	0	0	Sewer	Septic	Dryer Hook Up Gas/Elec	Yes	Split Flrpln	No
KT	20 x 14	M	B-Blw G	1	0	Fuel /	Forced Air, Geothermal	Disposal	No	Ceiling Fan	No
B..	12 x 14	M	Laundry Rm	Main	Heating		Water Soft-Owned	No	Skylight	No	
D..	10 x 11	M	Laundry L/W	8 x 5	Cooling	Central Air, Geothermal	Water Soft-Rented	No	ADA Features	No	
M..	15 x 16	M	AMENITIES	Breakfast Bar, Built-In Entertainment Ct, Ceiling	Alarm Sys-Sec	No	Fence				
2B	12 x 12	B	-Cathedral, Closet(s) Walk-in, Deck Open, Dryer Hook Up Gas	Alarm Sys-Rent	No	Golf Course	No				
3B	12 x 11	B	/Elec, Firepit, Foyer Entry, Garage Door Opener, Garden Tub,	Jet/Grdn Tub	No	Nr Wlkg Trails	No				
4B	12 x 11	B	Garage	2.0 / Attached	/	23 x 23 / 529.00	Pool	No	Garage Y/N	Yes	
5B	x	Outbuilding	Pole/Post B...	24 x 40	Pool Type		Garage Dr Opnr:	Yes			
R..	x	Outbuilding		x	Off Street Pk	Yes					
LF	x	Assn Dues		Not Applicable	SALE INCLUDES	Dishwasher, Microwave, Refrigerator					
EX	x	Other Fees			FIREPLACE	Living/Great Rm, One					
WtrType	Restrictions										
Water Features	Water Access	Pond	Wtr Name								
Pond	Wtr Frtg		Channel Frtg								
Private Beach	Lake Type										
Virtual Tours:	Unbranded Virtual Tour										
Auction	Yes	Auction Reserve Price \$		Auction Date	6/10/2024	Auction Time	3:00 PM				
Auctioneer Name	Kyle Ness	Auctioneer License #	AU10300027								
Financing:	Proposed	Exemptions		Year Taxes Payable	2024						
Annual Taxes	\$4,150.24	Is Owner/Seller a Real Estate Licensee	No	Possession	at closing or subject to tenants rights						
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911										

Pending Date	Closing Date	Selling Price	How Sold	CDOM	7
Ttl Concessions Paid	Sold/Concession Remarks				
BBC	2%				

Presented by: Anna Updike - Off: 260-459-3911

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

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