


Property Type	RESIDENTIAL		Status	Active		Auction	Yes						
MLS #	202434913	9619 Maysville Road	Fort Wayne		IN	46815	Status	Active	L..	\$125,000			
	Area	Allen County		Parcel ID	02-08-24-351-007.000-072			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	3	F Baths	2	H Baths	1
	Location	City/Town/Suburb		Style	One Story								
	School District	FWC	Elem	Arlington	JrH	Jefferson			SrH	Northrop			
	Legal Description	.596A Tr Of Frl E 220 Ft W Of Sr 37 Se Pt W1/4 Sw1/4 Sec 24											
	Directions	coming north on maysville road, just past stellhorn road, turn on the road to the left immediately after the intersection, which is the main rd. road, proceed on right											
Inside City Limits	City Zoning		County Zoning		Zoning Description								

Remarks This is a BANKRUPTCY ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 125,000. The Trustee will review the Highest Offer on Tuesday, October 1 @ 3pm. There will be 2 Open House dates to view the property on Sun. Sept. 22 (1-2 pm) and Sun. Sept. 29 (1-2 pm). <<< Special Note: 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.>>> This 3 Bedroom Ranch sits on over half an acre with a large Living room boasting a Vaulted Ceiling and sliding glass doors out to the back patio. Additional Living space with family room and formal dining room. Kitchen with lots of cabinets and white appliance's which stay with home but are not warrantied. Attached 2 car garage and 16x12 Garden Shed for storage, vehicles, toys and lawn tractors. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Ser	Lot	Lot Ac/SF/Dim	0.6000 / 26,136	224 x 145 x 216 x 140	Src No	Lot Des	Level				
Township	St Joe	Abv Gd Fin SqFt	1,798	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,798	Year Built	1965
Age	59	New No	Date Complete	Ext	Brick, Vinyl, ...	Fndtn	Slab	# Rooms 6			
Room Dimensions		Inside City Limits		City Zoni...		County Zo...		Zoning Description			
DIM		L									
L..	13 x 23	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No
D..	11 x 12	M	B-Main	2	1	Well T...	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
F..	16 x 12	M	B-Upper	0	0	Sewer	Septic	Dryer Hook Up Gas/El...	No	Split Flrpln	No
K..	11 x 9	M	B-Blw G	0	0	Fuel /	Electric, Baseboard	Disposal	Yes	Ceiling Fan	No
B..	x		Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No
D..	x		Laundry L/W	5 x 5		Cooling	Wall AC	Water Soft-Rented	No	ADA Features	No
M..	11 x 13	M	AMENITIES Disposal, Dryer Hook Up Electric, Range/Oven					Alarm Sys-Sec	No	Fence	
2..	10 x 13	M	Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry,					Alarm Sys-R...	No	Golf Course	No
3..	10 x 12	M	Washer Hook-Up					Jet/Grdn Tub	No	Nr Wlkg Trails	No
4..	x		Garage	2.0 / Attached	/ 19 x 20 / 380.00	Pool		No	Garage Y/N	Yes	
5..	x		Outbuilding	Garden Shed	16 x 12	Pool Type		Garage Dr Opnr: No			
R..	x		Outbuilding	x				Off Street Pk			
LF	x		Assn Dues	Not Applicable				SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned			
E..	x		Other Fees								
WtrType		Restrictions									
Water Features		Water Acce...		Wtr Name							
		Wtr Frtg		Channel Frtg							
		Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$		Auction Date	9/10/2024	Auction Time	3:00 pm	
Auctioneer Name	kurt ness			Auctioneer License #	AU01026833			
Financing:	Proposed			Exemptions			Year Taxes Payable	2023
Annual Taxes	\$1,990....	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	7
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

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