

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202440582	1302 S Jadden Road	Marion	IN	46953	Status	Active	L	\$113,600			
	Area	Grant County	Parcel ID	27-08-13-200-011.000-020			Type	Manuf. Home/Mobile				
	Sub	None	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	Rural	Style	One Story								
	School District	EBC	Elem	Eastbrook South	JrH	Eastbrook	SrH	Eastbrook				
	Legal Description	07-01-155.06 Pt E Ne Sec 13 5.027A Mp 0813-200-011.000										
	Directions	Heading South on I69 get off on hwy 18 and turn left, turn right onto Jadden Rd. continue on Jadden Rd. pass E100 S										
	Inside City Limits	City Zoning	County Zoning	Zoning Description								

Remarks This is an 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 \$ 60,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Friday, November 8 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 27 (1-2 pm) and Sun. Nov. 3 (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 Bed Home sits on 5.03 Partially Wooded Acres with lots of privacy and nature to enjoy. Living room with wood doors to enter into kitchen area with vinyl plank floors and wood cabinets. Enclosed Porch off the back that walks out to deck and fenced yard for pets. 20 x 24 detached garage and additional shed for storing vehicle or yard toys. Well and Septic will save on utility bills and all appliances stay with the home, but are not warranted. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim		5.0300	/ 219,107		151x57x112 X 126x584x360		Sr	No	Lot Des	Partially Wooded, 3-5.9999					
Township		Monroe		Abv Gd Fin SqFt		1,512	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,512	Year Built	1989
Age	35	New	No	Date Complete			Ext	Vinyl		Fndtn	Crawl		# Rooms 7				
Room Dimensions			Inside City Limits			City		County			Zoning Description						
DIM			L														
L	19	x	16	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	No			
D	11	x	9	M	B-Main	2	0	Well	Private		Dryer Hookup Elec	Yes	Guest Qtrs	No			
F		x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up	No	Split Flrpln	No			
K	20	x	9	M	B-Blw G	0	0	Fuel /	Electric, Forced Air		Disposal	No	Ceiling Fan	Yes			
B		x			Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No			
D	13	x	11	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No			
M	13	x	12	M	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Porch							Alarm Sys-Sec	No	Fence	Chain Link		
2	13	x	10	M	Enclosed, Range/Oven Hook Up Elec, Storm Doors, Main							Alarm	No	Golf Course	No		
3	10	x	10	M	Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up							Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4		x			Garage	2.0	/ Detached		/ 24 x 20 / 480.00		Pool	No	Garage Y/N	Yes			
5		x			Outbuilding	Shed	6 x 6		Pool Type				Opnr:	No			
R		x			Outbuilding	x		Off Street Pk									
LF		x			Assn Dues	Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer,									
E		x			Other Fees	Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater											
WtrType			Restrictions			Electric				FIREPLACE None							
Water Features			Water			Wtr Name											
			Wtr Frtg			Channel Frtg											
			Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 11/8/2024

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash, FHA

Exemptions

Year Taxes Payable 2023

Annual Taxes \$418.66

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 4

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

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

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

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