

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202444681	9135 Aboite Road		Roanoke		IN 46783	Status Active		L \$72,200	
	Area Allen County		Parcel ID 02-16-05-152-005.000-048				Type Site-Built Home		
	Sub None		Cross Street		Bedrms 2		F Baths 1 H Baths 0		
	Location		Style One Story						
	School District SWA		Elem Lafayette Meadow		JrH Summit		SrH Homestead		
	Legal Description		Aboit Lots 25 & 27 & 29 & Block B						
	Directions		Take HWY 24 (W Jefferson Blvd) towards Roanoke, turn South onto Redding Dr. till Aboite Rd turn South home on						
	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 \$ 25,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Wednesday, December 11 @ 3pm. There will be Two Open House dates to view the property on Sun. Dec. 1 (1-2 pm) and Sun. Dec. 8 (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.>>> Delightful Starter Home with Endless Potential! Nestled on three parcels totaling nearly half an acre in the coveted SWAC school district, this cozy home is ready for your personal touch! Featuring a detached 2-car garage with loft space, this property offers a unique opportunity to build equity with a little TLC. Whether you're a first-time buyer or an investor, this home is full of potential. Don't miss this chance to create the perfect space! ***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		0.4800	/ 20,909		150 x 140		Sr	No	Lot Des	Partially Wooded					
Township		Lafayette		Abv Gd Fin SqFt		744	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		744	Year Built	1920
Age	104	New	No	Date Complete			Ext	Vinyl	Fndtn	Crawl						# Rooms	5
Room Dimensions			Inside City Limits			City		County		Zoning Description							
	DIM		L														
L	14	x	13	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace			No	
D		x			B-Main	1	0	Well	Private		Dryer Hookup Elec	No	Guest Qtrs			No	
F		x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up	No	Split Flrpln			No	
K	13	x	10	M	B-Blw G	0	0	Fuel /	Gas, Propane		Disposal	No	Ceiling Fan			No	
B		x			Laundry Rm	Main		Heating			Water Soft-Owned	Yes	Skylight			No	
D		x			Laundry L/W	24x 7		Cooling	None		Water Soft-Rented	No	ADA Features			No	
M	10	x	10	M	AMENITIES		Washer Hook-Up				Alarm Sys-Sec	No	Fence				
2	10	x	8	M							Alarm	No	Golf Course			No	
3		x									Jet/Grdn Tub	No	Nr Wlkg Trails			No	
4		x			Garage	2.0	/ Detached		/ 22 x 22 / 484.00		Pool	No	Garage Y/N			Yes	
5		x			Outbuilding	None		x			Pool Type		Opnr:			No	
R		x			Outbuilding			x			Off Street Pk						
LF		x			Assn Dues		Not Applicable				SALE INCLUDES	Dryer-Electric, Water Softener-Owned					
E		x			Other Fees												
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 11/19/2024

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed Cash

Exemptions

Year Taxes Payable 2023

Annual Taxes \$1,049.9

Is Owner/Seller a Real Estate Licensee No

Possession At Closing

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

Pending Date

Closing Date

Selling Price

How Sold

CDOM 13

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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