


Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS #	202500128		7259 N Baseline Road		Wawaka		IN 46794		Status Active		L \$160,600				
	Area	Noble County		Parcel ID	57-03-25-200-004.000-006						Type	Site-Built Home				
	Sub	None		Cross Street							Bedrms	3	F Baths	1	H Baths	0
	Location	Rural		Style	Two Story											
	School District	WNS	Elem	West Noble		JrH	West Noble		SrH	West Noble						
	Legal Description	230 X 189 Ne Cor S1/2 Mid Pt Se1/4 Sec 25 1a, Mid Pt SE 1/4 Sec 25.60A														
	Directions	From Ligonier head East on US 6 through Wawaka. Turn North onto Baseline Rd. Go over the tracks and home is 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 \$ 150,000. Seller will review the Highest Offer on Wednesday, Jan. 22 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 12 (1-2 pm) and Thurs. Jan. 16 (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.>>> Charming farmhouse nestled on 1.6 acres in a peaceful rural setting in West Noble Schools! This property is perfect for horse enthusiasts or those seeking a slice of country living, complete with a spacious barn featuring two lofts, 3 newer horse stalls and a heated pastor water tank. The large fenced backyard and ample green space make the property feel even more expansive. Inside, enjoy an inviting layout with updated LVP flooring and fresh paint. The eat-in kitchen flows seamlessly into the living room, ideal for family gatherings or quiet evenings. With one bedroom on the main floor and two upstairs, there's room for privacy and flexibility. A main-level laundry room adds convenience. This property is a fantastic opportunity in a desirable location. ***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		1.6000	/ 69,696		365 x 189		Sr	No	Lot Des		Level				
Township		Elkhart		Abv Gd Fin SqFt		1,101	Below Gd Fin SqFt		345	Ttl Below Gd SqFt		345	Ttl Fin SqFt		1,446	Year Built	1994
Age		31	New	No	Date Complete		Ext		Vinyl	Fndtn		Unfinished				# Rooms	6
Room Dimensions			Inside City Limits			City		County			Zoning Description						
DIM			L														
L	13	x	12	M	Baths	Full	Half	Water	WELL			Dryer Hookup Gas		No	Fireplace		No
D		x			B-Main	1	0	Well	Private			Dryer Hookup Elec		Yes	Guest Qtrs		No
F		x			B-Upper	0	0	Sewer	Private			Dryer Hook Up		No	Split FlrPln		No
K	13	x	12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air, Propane Tank Owned			Disposal		No	Ceiling Fan		Yes
B		x			Laundry Rm	Main		Heating				Water Soft-Owned		No	Skylight		No
D		x			Laundry L/W	x		Cooling	Central Air			Water Soft-Rented		Yes	ADA Features		No
M	13	x	13	M	AMENITIES Ceiling Fan(s), Countertops-Laminate, Detector					Alarm Sys-Sec		No	Fence		Metal		
2	13	x	13	U	-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Open Floor					Alarm		No	Golf Course		No		
3	12	x	10	U	Plan, Patio Covered, Porch Covered, Stand Up Shower,					Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4		x			Garage	/		/		x	/		Pool	No	Garage Y/N		No
5		x			Outbuilding	Barn		48		x 32		Pool Type		Opnr:		No	
R		x			Outbuilding	Shed		12		x 10		120		Off Street Pk			
LF		x			Assn Dues			Not Applicable			SALE INCLUDES Air Purifier/Air Filter, Water Softener-Rented						
E		x			Other Fees												
WtrType			Restrictions														
Water Features			Water			Wtr Name											
			Wtr Frtg			Channel Frtg											
						Lake Type											

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	1/2/2025	Auction Time	3:00 pm
Auctioneer Name	kurt Ness			Auctioneer License #	AU01026833		
Financing:	Proposed			Exemptions			
Annual Taxes	\$2,324.7	Is Owner/Seller a Real Estate Licensee	No	Possession	15 Days After Closing		
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911						

Pending Date	Closing Date	Selling Price	How Sold	CDOM	0
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

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