

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202500603 **16526 Griffin Road** **Fort Wayne** **IN 46748** **Status** Active **L** \$275,100


Area Allen County **Parcel ID** 02-02-11-400-006.000-057 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Location **Style** One and Half Story
School District NWA **Elem** Cedar Canyon **JrH** Maple Creek **SrH** Carroll
Legal Description E 5Ch Sw 1/4 Se 1/4 Sec 11
Directions From Fort Wayne head North on Spy Run Ave, then it becomes Coldwater Rd passed E Washington Center Rd.
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 \$250,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Tuesday, January 28 @ 3pm. There will be two Open House dates to view the property on Sun. Jan. 19 (3-4 pm) and Sun. Jan. 26 (3-4 pm). <<< Special Note: Buyer may bid subject to financing; certain restrictions will apply. >>> Discover the best of both worlds with this serene 10-acre retreat in desirable northwest Allen County. This secluded yet conveniently located property offers the tranquility of country living while being just minutes from Fort Wayne's amenities. This well-maintained home boasts a full basement with a workshop and endless possibilities, abundant natural light, spacious main-level room and full bath to provide flexibility and comfort. The Geothermal Heat provides economic utility bills. Outdoors, enjoy the beauty of the expansive acreage, complete with an outbuilding for additional storage or hobbies. This property is a rare opportunity for those seeking privacy, space, and convenience in one perfect package! **The Contents of the Personal Property in the Home will also be selling Online ***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	10,000	/ 435,600	330 X 1340	Sr	No	Lot Des	Level, 3-5.9999				
Township	Perry		Abv Gd Fin SqFt	1,836	Below Gd Fin SqFt	1,000	Ttl Below Gd SqFt	1,000	Ttl Fin SqFt	2,836	Year Built	1945	
Age	80	New No	Date Complete		Ext	Asphalt, Vinyl	Fndtn	Slab, Partial Basement, Finished			# Rooms	12	
Room	Dimensions		Inside City Limits		City		County		Zoning Description				
	DIM	L											
L	23 x 14	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	No	
D	15 x 10	M	B-Main	1	0	Well	Private		Dryer Hookup Elec	Yes	Guest Qtrs	No	
F	17 x 11	M	B-Upper	1	0	Sewer	Septic		Dryer Hook Up	No	Split Firpln	No	
K	15 x 10	M	B-Blw G	0	0	Fuel /	Geothermal		Disposal	No	Ceiling Fan	No	
B	10 x 6	M	Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No	
D	x		Laundry L/W	10x 7		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No	
M	13 x 11	U	AMENITIES	Attic Storage, Attic-Walk-up, Dryer Hook Up					Alarm Sys-Sec	No	Fence		
2	10 x 10	M	Electric, Washer Hook-Up					Alarm	No	Golf Course	No		
3	12 x 11	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4	x		Garage	2.0	/ Attached	/ 21 x 20	/ 420.00		Pool	No	Garage Y/N	Yes	
5	x		Outbuilding	2nd Detached	15 x 20				Pool Type		Opnr:	No	
R	x		Outbuilding		24 x 24	576			Off Street Pk				
LF	x		Assn Dues	Not Applicable					SALE INCLUDES	Range-Electric			
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** 1/7/2025**Auction Time** 3:00 pm**Auctioneer Name** Kurt Ness**Auctioneer License #** AU01026833**Financing:** Proposed**Exemptions****Year Taxes Payable** 2023**Annual Taxes** \$1,741.6**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** 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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