


Listings as 01/13/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

<b>MLS #</b>	202501198	<b>3673 W 325 N</b>	<b>Marion</b>	<b>IN</b>	<b>46952</b>	<b>Status</b>	Active	<b>L</b>	<b>\$188,200</b>			
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-03-21-300-014.000-022			<b>Type</b>	Site-Built Home				
	<b>Sub</b>	None	<b>Cross Street</b>				<b>Bedrms</b>	3	<b>F Baths</b>	2	<b>H Baths</b>	0
	<b>Location</b>	Rural	<b>Style</b>	One Story								
	<b>School District</b>	OAK	<b>Elem</b>	Converse/Sweetser/Swa	<b>JrH</b>	Oak Hill	<b>SrH</b>	Oak Hill				
	<b>Legal Description</b>	03-02-287.01 & 287.02 Oh Se Sw & Pt N Se Sw Sec 21 2.91A P/S 5/9/95 Mp 0321-300-014.000										
	<b>Directions</b>	From Marion head west on W 3rd St, becomes E Marion St, Passed County Rd 315 W, turn Right on N 400 W, then										
	<b>Inside City Limits</b>		<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Description</b>					

**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 \$ 95,000. Seller is Downsizing and will review the Highest Offer on Tuesday, February 4 @ 3pm. There will be Two Open House dates to view the property on Sun. Jan. 26 (1-2 pm) and Sun. Feb. 2 (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 is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. Are you looking for country living with a pole building, detached garage & 3 bed 2 full bath ranch on almost 3 acres? Look no further! There has been several updates to this home and all it is in need of now is its new owner. So many charming features to this home as well including the covered front porch, the back deck off the primary bedroom, lots of windows to bring in natural light throughout the home. The large pole building and 3 car detached garage for plenty of space to work on any projects! Updates include: new flooring & fresh paint in all rooms. New windows in back room and primary bedroom. New toilets- shower and tub, exhaust fans and ceiling lights in bathrooms. All new receptacles, switches, and covers. Back room insulated, drywall and new doors. Power line buried from street to house and house to garage. New service panel and subpanel in garage. New heavy insulated remote controlled doors in garage and new side door. Garage insulated, drywall, loft with drop down stairs, new outlets and ceiling lights. Kitchen has new quartz counters with new sink and faucet and garbage disposal. New dishwasher and range. New washer & dryer. New Sump Pump. Don't miss out on seeing this beauty today! \*\*\*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		2.9100	/ 126,760		623 x 204		Sr	No	Lot Des	Level						
Township		Pleasant		Abv Gd Fin SqFt		1,788	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,788	Year Built	1938	
Age	87	New	No	Date Complete			Ext	Vinyl	Fndtn		Crawl, Partial Basement				# Rooms	10		
Room Dimensions			Inside City Limits			City		County		Zoning Description								
	DIM	L																
L	25 x 14	M		Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No			
D	14 x 12	M		B-Main	2	0	Well	Private		Dryer Hookup Elec		Yes	Guest Qtrs		No			
F	23 x 10	M		B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split FirPln		No			
K	17 x 9	M		B-Blw G	0	0	Fuel /	Propane, Forced Air, Propane Tank Owned		Disposal		Yes	Ceiling Fan		Yes			
B	x			Laundry Rm	Main		Heating			Water Soft-Owned		No	Skylight		No			
D	x			Laundry L/W	9 x 6		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No			
M	21 x 10	M		AMENITIES Alarm System-Security, Antenna, Ceiling Fan(s), Countertops-Concrete, Deck Open, Detector-Smoke, Disposal, Dryer Hook Up Electric, Firepit, Foyer Entry, Garage Door					Alarm Sys-Sec		Yes	Fence		None				
2	12 x 11	M							Alarm		No	Golf Course		No				
3	14 x 12	M							Jet/Grdn Tub		No	Nr Wlkg Trails		No				
4	x			Garage	3.0	/ Detached	/	38 x 22	/ 836.00	Pool		No	Garage Y/N		Yes			
5	x			Outbuilding	Pole/Post	48 x 39						Pool Type		Opnr:	Yes			
R	14 x 12	M		Outbuilding	x					Off Street Pk		Yes						
LF	x			Assn Dues			Not Applicable			SALE INCLUDES		Dishwasher, Washer, Cooktop-Electric, Dryer -Electric, Oven-Electric, Range-Electric, Sump Pump, Water Heater Gas						
E	x			Other Fees														
WtrType			Restrictions															
Water Features			Water			Wtr Name												
			Wtr Frtg			Channel Frtg												
			Lake Type															

## Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	1/13/2025	<b>Auction Time</b>	3:00 pm
<b>Auctioneer Name</b>	Kurt Ness			<b>Auctioneer License #</b>	AU01026833		
<b>Financing:</b>	Proposed			<b>Exemptions</b>		<b>Year Taxes Payable</b>	2023
<b>Annual Taxes</b>	\$1,171.3	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Day Of Closing		
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911						

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

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

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

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