

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202505307	925 W King Street	Garrett	IN	46738	Status	Active	L	\$113,000	
	Area	DeKalb County		Parcel ID	17-09-04-127-005.000-014		Type	Manuf. Home/Mobile		
	Sub	None		Cross Street			Bedrms	3	F Baths 2 H Baths 0	
	Location			Style	One Story					
	School District	GKB	Elem	J.E. Ober		JrH	Garrett Middle		SrH Garrett High	
	Legal Description	Pt Ne1/4 Nw1/4 Section 4 Twp 33 Range 12 Acres 1.0500								
	Directions	Head North on I-69 and take exit 326, on 11A go to the left keep going on 56. when you get to 327 (becomes 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. The Personal Representative for the Estate will review the Highest Offer on Tuesday, March 11 @ 3pm. There will be Two Open House dates to view the property on Sun. March 2 (1-2 pm) and Sun. March 9 (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.>>> Personal Property will be selling online. Experience comfort and space in this inviting 3 bedroom, 2 full bath home situated on a peaceful 1.05-acre partially wooded lot. Each bedroom features a walk-in closet, while the primary suite offers a private bathroom with dual vanities, a standing shower, a towel closet, and extra space for added convenience. The spacious living area is filled with natural light, and the kitchen includes an island, ample counter space, and plenty of cabinetry. A generous laundry room provides extra storage, a long countertop, and a sink for added functionality. Additional highlights include a deep front driveway and a well-maintained crawlspace with a vapor barrier. Don't miss the opportunity to make this beautiful property yours! ***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	1.0500	/ 45,738	182 X 250	Sr	No	Lot Des	Level				
Township	Keyser		Abv Gd Fin SqFt	2,052	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	2,052	Ttl Fin SqFt	2,052	Year Built	2016	
Age	9	New No	Date Complete		Ext	Vinyl	Fndtn	Crawl			# Rooms	9	
Room Dimensions		Inside City Limits		City		County		Zoning Description					
	DIM	L											
L	26	x 17	Baths	Full	Half	Water	PUBL	Dryer Hookup Gas	No	Fireplace	No		
D	14	x 13	B-Main	2	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No		
F		x	B-Upper	0	0	Sewer	Public	Dryer Hook Up	No	Split FlrPln	No		
K	16	x 13	B-Blw G	0	0	Fuel /	Forced Air	Disposal	No	Ceiling Fan	No		
B		x	Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No		
D		x	Laundry L/W	13x 10	Cooling	Central Air		Water Soft-Rented	No	ADA Features	No		
M	22	x 13	M	AMENITIES Dryer Hook Up Electric, Kitchen Island, Range				Alarm Sys-Sec	No	Fence			
2	16	x 13	M	/Oven Hook Up Elec, Utility Sink, Stand Up Shower, Tub				Alarm	No	Golf Course	No		
3	16	x 13	M	/Shower Combination, Main Floor Laundry, Washer Hook-Up				Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4		x	Garage	0.0	/ None	/	0 x 0	/ 0.00	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	Dishwasher				
E		x	Other Fees					FIREPLACE	None				
WtrType		Restrictions											
Water Features		Water		Wtr Name									
		Wtr Frtg		Channel Frtg									
				Lake Type									

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	2/20/2025	Auction Time	3:00pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing: Proposed	Cash			Exemptions			
Annual Taxes	\$313.28	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

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

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