

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202517323	6020 W 100 S	Angola	IN	46703	Status	Active	L	\$0			
	Area	Steuben County	Parcel ID	76-05-35-000-000.201-005			Type	Site-Built Home				
	Sub	None	Cross Street				Bedrms	2	F Baths	1	H Baths	0
	Location	Rural	Style	One Story								
	School District	PHC	Elem	Prairie Heights	JrH	Prairie Heights	SrH	Prairie Heights				
	Legal Description	N PT E1/2 NE1/4 Sec 35 .77A										
	Directions	Go west on St Rd 20 from Angola 3 miles, then turn south on 600 w property is on the right of 100 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 \$ 75,000. The Personal Representative for the Estate will review the Highest Offer on Tuesday, June 3 @ 3pm. There will be Two Open House dates to view the property on Sun. May 18 (1-2 pm) and Sun. May 25 (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 2-bedroom 1 bath home offers a great opportunity for a first-time buyer or a downsizer. The large barn with shop area and man cave also adds enjoyment potential. The lot is .77 acres and sits on the corner of two county roads. **The Contents of the Personal Property in the Home will also be selling Online.

Se	35	Lo	Lot Ac/SF/Dim		0.7700 / 33,541		220 x 170		Sr	No	Lot Des		Corner				
Township		Jackson		Abv Gd Fin SqFt		944	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		848	Ttl Fin SqFt		944	Year Built	1900
Age		125	New	No	Date Complete		Ext	Vinyl	Fndtn		Full Basement					# Rooms	5
Room Dimensions			Inside City Limits			City		County		Zoning Description							
DIM		L															
L	14	x	12	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No	
D	12	x	12	M	B-Main	1	0	Well	Private		Dryer Hookup Elec		Yes	Guest Qtrs		No	
F		x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split Flrpln		No	
K	10	x	11	M	B-Blw G	0	0	Fuel /	Propane, Forced Air		Disposal		No	Ceiling Fan		No	
B		x			Laundry Rm	Lower		Heating			Water Soft-Owned		No	Skylight		No	
D		x			Laundry L/W	3 x 6		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No	
M	16	x	6	M	AMENITIES		Countertops-Laminate, Dryer Hook Up Electric,				Alarm Sys-Sec		No	Fence			
2	12	x	10	M	Porch Open						Alarm		No	Golf Course		No	
3		x									Jet/Grdn Tub		No	Nr Wlkg Trails		No	
4		x			Garage	2.0	/ Detached		/ 24 x 40 / 960.00		Pool		No	Garage Y/N		Yes	
5		x			Outbuilding	Shed		8 x 20				Pool Type		Opnr:		No	
R		x			Outbuilding			x				Off Street Pk		Yes			
LF		x			Assn Dues		Not Applicable										
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** 5/13/2025 **Auction Time** 3:00pm
Auctioneer Name Andy Eckert **Auctioneer License #** AU10700015
Financing: Proposed Cash **Exemptions** Homestead **Year Taxes Payable** 2025
Annual Taxes \$538.74 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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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