


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202538131	305 E Highland Street	Albion	IN	46701	Status	Active	L	\$103,500				
	Area	Noble County		Parcel ID	57-13-18-300-053.000-002			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	1	F Baths	1	H Baths	0
	Location			Style	One Story								
	School District	CNC	Elem	Wolf Lake	JrH	Central Noble Jr/Sr			SrH	Central Noble Jr/Sr			
	Legal Description	Op & W 1/2 Vacated Alley Lot 20											
	Directions	Go north on Lincoln Highway (33), take right on S Baseline Rd (9), turn right on E Highland St, house is on the left											
	Inside City Limits	City Zoning		County Zoning		Zoning Description							

**Remarks** Situated on a spacious corner lot, this charming home offers both character and functionality. The wide driveway leads to a large garage with attic, providing plenty of extra storage. Inside, a bright den with abundant windows makes the perfect space for plants or a little sunbathing. The open kitchen, complete with a built-in bookcase, flows seamlessly into the large dining and living rooms — ideal for gatherings. The home features one oversized bedroom with original wood door closets and a built-in linen cubby, conveniently located next to the full bathroom. Outdoors, enjoy an established garden setup with room to expand! \*\*\*This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\* 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 \$ 50,000. Seller is Downsizing and will review the Highest Offer on Thursday, October 9 @ 3pm. There will be Two Open House dates to view the property on Sun, Sept. 28 (1-2 pm) and Sun, Oct. 5 (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.

Se	Lo	Lot Ac/SF/Dim		0.2200	/	9,365	142x66		Sr	No	Lot Des	Corner					
Township	Albion		Abv Gd Fin SqFt		1,012	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		832	Ttl Fin SqFt		1,012	Year Built	1850	
Age	175	New	No	Date Complete		Ext		Vinyl	Fndtn	Partial Basement, Unfinished					# Rooms	4	
Room Dimensions			Inside City Limits			City		County		Zoning Description							
	DIM	L															
L	15 x 11	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas		No	Fireplace		No				
D	15 x 10	M	B-Main	1	0	Well		Dryer Hookup Elec		Yes	Guest Qtrs		No				
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up		No	Split Flrpln		No				
K	16 x 9	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal		No	Ceiling Fan		Yes				
B	x		Laundry Rm	Lower		Heating		Water Soft-Owned		No	Skylight		No				
D	15 x 12	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented		No	ADA Features		No				
M	17 x 12	M	AMENITIES Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up					Alarm Sys-Sec		No	Fence						
2	x		Electric, Garage Door Opener, Porch Open, Range/Oven Hk					Alarm		No	Golf Course		No				
3	x		Up Gas/Elec, Tub/Shower Combination					Jet/Grdn Tub		No	Nr Wlkg Trails		No				
4	x		Garage	2.0	/ Attached	/	24 x 23 / 552.00	Pool		No	Garage Y/N		Yes				
5	x		Outbuilding	None		x		Pool Type			Opnr:		Yes				
R	x		Outbuilding			x		Off Street Pk									
LF	x		Assn Dues		Not Applicable			SALE INCLUDES		Dishwasher, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas							
E	x		Other Fees					FIREPLACE		None							
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>	9/19/2025	<b>Auction Time</b>	3:00pm
<b>Auctioneer Name</b>	Kurt Ness			<b>Auctioneer License #</b>	AU01026833		
<b>Financing: Proposed</b>	Cash, Conventional			<b>Exemptions</b>			
<b>Annual Taxes</b>	\$339.88	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	DOC		
<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

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