

Listings as of 07/05/2022


Property Type	RESIDENTIAL
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Status Active

CDOM 0

DOM 0

Auction Yes

	MLS #	202227257		116 Belmont Boulevard	Decatur	IN	46733		LP \$0				
	Area	Adams County			Parcel ID	01-05-02-103-081.000-022		Type	Site-Built Home		Waterfront	No	
	Sub	Belmont Estates			Cross Street	Monroe		Bedrms	3	F Baths	1	H Baths	0
	Township	Washington			Style	One Story		REO	No	Short Sale	No		
	School District	NAC			Elem	Bellmont		JrH	Bellmont		SrH	Bellmont	
	Legal Description	BELLMONT ESTATES SUB SEC B LOT 100											
	Directions	East Monore to Belmont Blvd, turn Right, Home will be on the right,											
	Inside City Limits				City Zoning			County Zoning			Zoning Description		

Remarks This is an ONLINE Auction. All offers must be submitted ONLINE. The Highest Offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Tuesday, July 26 @ 3:00 pm. *** MINIMUM STARTING BID IS \$50,000<<< 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.>>> Please visit our website for more information. This 3 bedroom 1 bath ranch style home has been totally updated in the last 2 years and is only missing one thing, you! The updated eat in kitchen has newer cabinets, flooring, and backsplash. It leads out to a patio where you can enjoy the .24 acre lot with fresh landscaping! The 3 bedrooms all offer newer carpet, light fixtures, and spacious closets. The updated bathroom has newer flooring, vanity, and fixtures. This entire home has newer flooring, paint, trim work, and even a newer overhead garage door in the attached one car garage! If you are looking for a low maintenance move in ready home, this is it!

Agent Remarks

[illegible]

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name Andy Eckert		Lic # AU10700015	Auction Date 7/5/2022		Time 3:00pm	Location	
Financing: Existing USDA		Proposed	Cash, Conventional		Excluded Party None		
Annual Taxes \$372.12		Exemptions Homestead		Year Taxes Payable 2022		Assessed Value	
Possession Day Of Closing							
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911		List Agent		Taylor Wilburn - Cell: 260-228-0640			
Agent E-mail taylorwilburn@nessbros.com		List Agent - User Code		UP388055072		List Team	
Co-List Office		Co-List Agent					
Showing Instr							
List Date 7/5/2022	Start Showing Date		Exp Date 11/9/2022	Owner/Seller a Real Estate Licensee No		Agent/Owner Related No	
Contract Type Exclusive Right to Sell		Buyer Broker Comp. 2%		Variable Rate No		Special List Cond. None	
Virtual Tours:		Lockbox Type Mechanical/Combo		Lockbox Location front Door - Porch...		Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By	
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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