



TYPE/STYLE Site-Built Home / One Story
ROOMS 11 **AREA** Noble County
BEDROOMS 4 **SUBDIVISION** Wildwood Park Estates
FULL BATHS 3 **TOWNSHIP** Swan
HALF BATHS 0 **ELEMENTARY** Avilla
APX YEAR BUILT 1972 **MIDDLE** East Noble
APX ABOVE GRADE FIN SQFT 2,568 **HIGH** East Noble
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 57-21-36-300-008.000-017
APX BELOW GRADE UNFIN SQFT 0 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,568 **ANNUAL TAXES** \$3,425.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 441x493x440x493	Garage/# of Cars 4.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 5.0000	Garage Dim. 48 x 24
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Brick	WATER FRONTAGE	# Full Baths Upper 0
ROOF	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate, Tile	LAKE TYPE	# Full Baths Main 3
BASEMENT No	SEWER Septic	# Half Baths Main 0
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	14 x 18	1st Bdrm	Main	14 x 13
Dining Rm	Main	11 x 13	2nd Bdrm	Main	16 x 21
Kitchen	Main	11 x 10	3rd Bdrm	Main	13 x 12
Family Rm	Main	18 x 13	4th Bdrm	Main	13 x 10
	Main	x	5th Bdrm		x
Sun Room		20 x 7	Den		11 x 13
		x	Loft		x
		x	Laundry	Main	14 x 5

HEATING/FUEL Electric, Forced Air
COOLING Central Air
LOT DESCRIPTION Partially Wooded
SALE INCLUDES Water Heater Electric
WATER FEATURES None
FIREPLACE Living/Great Rm
AMENITIES 1st Bdrm En Suite, Deck Open, Dryer Hook Up Electric, Patio Open, Main Level Bedroom Suite
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE Partial, Privacy, Wood

Remarks and Directions

Remarks ***This is a Court Ordered Online Auction Only ending Wednesday, July 1st @ 3:00 pm and Open Houses will be held on Sunday, June 21 from (1-3) & Sunday, June 28 from (1-3). This property is SELLING ABSOLUTE, the Property Sells Regardless of Price. *** This property at one time was a show piece and currently needs a lot of TLC but has enormous potential. It sits on 5 Partially Wooded Acres Consisting of Two Homes on a circle drive with gated entrance. There's a 4 Car Detached Garage with Pole Barn Lean-to Attached. A former 13x13 pool house which can be used as a hot tub oasis all overlooking a private yard. The Main House has 4 Beds, Living, Family and Formal Dining Plus an enclosed 7x20 sunroom. There's also a 2,724 sqft Second Home or Guest Quarters which consists of: a 21x11 Foyer, a 47 x 28 Family Rm, 25x25 Kitchen, 22x14 Upstairs Loft, 12x7 Office/Bed, 13x7 Laundry, and a 37 x 15 Living Room w/Fireplace that leads out onto the partially enclosed back porch. The Second Home has an Electric Furnace, A/C unit and Water Heater. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.

Directions to Property From Huntertown head North on Lima Rd, turn left onto Old State Rd 3 and make another left onto N County Line Rd W and continue West, turn right onto 1100 E, there will be a hidden drive shortly on the right side, the property is straight ahead.