

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction</b> Yes
<b>MLS #</b> 201850433	<b>5735 S 300 E 57</b>	<b>Churubusco IN 46723</b>
<b>Area</b> Noble County	<b>Parcel ID</b> 57-20-34-300-016.000-007	<b>Status</b> Active
<b>Sub</b> None	<b>Cross Street</b>	<b>Type</b> Site-Built Home
<b>Location</b> Rural	<b>Style</b> One Story	<b>Bedrms</b> 3 <b>F Baths</b> 2 <b>H Baths</b> 0
<b>School District</b> SGC Elem	<b>Churubusco JrH</b> Churubusco	<b>SrH</b> Churubusco
<b>Legal Description</b> Pt W 1/2 Sw 1/4 Sec 34 3a	<b>LP</b> \$100,000	



**Directions** This property is located at 5735 S 300 E 57 Churubusco IN which is approximately 3 miles north west of Churubusco Indiana on Highway 33 to 650 E, then go north approximately ¼ mile to the property.

**Remarks** This is an Online Auction Only ending on Wed. Dec 5 at 3:00. Open houses are Wed. Nov. 28 (5-6) and Sun. Dec 2 (1-2). The Seller has relocated and is going to this auction with all intentions of selling property and is selling some Personal Property as well in online auction ending Dec. 6 @ 6:00. Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price...This one owner home is in perfect condition. The Seller did everything right when it came to building this home. This ranch home has approx. 1,880 sqft of living space. Some of the outstanding features include a cathedral ceiling in great room with fireplace. A large kitchen with octagon shaped hardwood floored nook area, and a 3-season room with 2 skylights. There are 3 bedrooms and the master has a large master bath w/large walk-in closet. Plus a separate utility room with wash sink. The home is heated with energy efficient geothermal heat and is wired for an emergency generator for back up electricity. The home has an attached 2-car garage. Also setting on 3 acres of gently rolling ground is a heated concrete floored 30' x 40 insulated building. 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.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	3.0000 / 130,680 206 x 664	<b>Src</b> N	<b>Lot Des</b>	Rolling, 3-5.9999
<b>Township</b>	Green	<b>Abv Gd Fin SqFt</b>	1,880	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,880	<b>Year Built</b> 1992
<b>Age</b> 26	<b>NewNo</b>	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Slab		<b># Rooms</b> 7	
<b>Room Dimensions</b>							
	<b>DIM</b>	<b>L</b>					
<b>LR</b>	21 x 23	M	<b>Baths</b>	Full Half	<b>Water</b> WELL	<b>Dryer Hookup</b> Gas No	<b>Fireplace</b> No
<b>DR</b>	x		<b>B-Main</b>	2 0	<b>Sewer</b> Septic	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No
<b>FR</b>	x		<b>B-Upper</b>	0 0	<b>Fuel /</b> Geothermal	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FirPln</b> No
<b>KT</b>	11 x 19	M	<b>B-Blw G</b>	0 0	<b>Heating</b>	<b>Disposal</b> No	<b>Ceiling Fan</b> No
<b>BK</b>	10 x 10	M	<b>Cooling</b>		Central Air, Geothermal	<b>Water Soft-Owned</b> Yes	<b>Skylight</b> Yes
<b>DN</b>	x		<b>Laundry Rm</b>	Main 6 x 6		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>MB</b>	14 x 15	M	<b>AMENITIES</b>	Ceilings-Vaulted, Closet(s) Walk-in, Detector		<b>Alarm Sys-Sec</b> No	<b>Fence</b> None
<b>2B</b>	10 x 11	M		-Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Natural Woodwork, Patio Open, Porch Florida, Range		<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>3B</b>	10 x 10	M				<b>Jet/Grdn Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>4B</b>	x		<b>Garage</b>	2.0 / Attached / 26 x 22 / 572.00		<b>Pool</b> No	<b>Garage Y/N</b> Yes
<b>5B</b>	x		<b>Outbuilding</b>	2nd Detached 30 x 40		<b>Pool Type</b>	<b>Garage Dr Opnr:</b> Yes
<b>RR</b>	x		<b>Outbuilding</b>	Shed 12 x 16 192		<b>Off Street Pk</b> No	
<b>LF</b>	x		<b>Assn Dues</b>	Not Applicable		<b>SALE INCLUDES</b> Water Heater Gas, Water Softener-Owned	
<b>EX</b>	13 x 11		<b>Other Fees</b>			<b>FIREPLACE</b> None	
<b>WtrType</b>	<b>Restrictions</b>						
<b>Water Features</b>	<b>Water Access</b>	<b>Wtr Name</b>					
		<b>Wtr Frtg</b>	<b>Channel Frtg</b>				
		None	<b>Lake Type</b>				
<b>Virtual Tours:</b>	Unbranded Virtual Tour						
<b>Auction</b> Yes	<b>Auction Reserve Price \$</b>	<b>Auction Date</b> 12/5/2018	<b>Auction Time</b> 3:00				
<b>Auctioneer Name</b> Kurt Ness	<b>Auctioneer License #</b> AU01026833						
<b>Financing: Proposed</b> Cash, Conventional	<b>Exemptions</b> Geothermal, Homestead, Over						
<b>Annual Taxes</b> \$997.16	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2018					
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911	<b>Possession</b> 15 DAC						

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0	Yes
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
Presented by: C.J. Woodman - Off: 260-459-3911	/ Ness Bros. Realtors & Auctioneers - Offc.: 260-459-3911				

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