


Property Type RESIDENTIAL	Status Active	Auction Yes		
MLS # 202128790	19314 Lima Road	Huntertown IN 46748	Status Active	LP \$0
	Area Allen County	Parcel ID 02-02-06-100-004.000-057	Type Site-Built Home	
	Sub None	Cross Street	Bedrms 3	F Baths 2 H Baths 0
	Location Rural	Style One Story		
	School District NWA Elem	Huntertown JrH Carroll	SrH Carroll	
	Legal Description 3-6-1-004 4.03 A TR E OF SR 3 NW1/4 SEC 6			
	Directions Go North On State rd 3 (Lima Raod) To Connect Road To Old 3(old Lima) before N. Co. Line Rd.(19314 Lima Rd)			
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description

Remarks Online auction only. Starts to close August 5th @ 6:00pm. Open houses on July 25th and August 1st from 1-3. This beautiful ranch with a walk-out basement sits on over 4 acres in Northwest Allen County Schools. 3 bedroom and 2 full baths with over 2100 Sq. Ft. Big Kitchen with dining space has Maple Hard wood floors with wood burning fireplace and stainless steel appliances new trim added and freshly painted. Master bed, 2nd bedroom and hallway boasts Oak hard wood floors. 3rd bedroom has newer carpet. Huge living room with wood burning fireplace. A bonus area and office for extra play and work space. Huge mechanical room which allows for extra storage. Both bathrooms have been updated, Main level bath has a tile shower and stone top counter, and the lower level bath is huge with tile shower and newer sink. Nature gas was added in April 2020 with new water softener and hot heated installed. New Universal windows installed in 2019 on the upper level and comes with transferable warranty. Basement windows have been replaced previously. Pressure tank for the 5' well in 2020 too. Relax in the composite 18x13 deck or swing on the 8x36 covered porch. The 2 car garage has pull down attic with tons of space. The 16x20 Shed was added in 2016. Brand new pavers added July 2021. This house has amazing Curb appeal and plenty of parking. Don't miss this on! Go to www.bartkusauctioneers.com to place your bid!

Sec 6	Lot	Lot Ac/SF/Dim 4.0300 / 175,547 0x0	Src N	Lot Des Rolling, 3-5.9999	
Township Perry	Abv Gd Fin SqFt 1,154	Below Gd Fin SqFt 904	Ttl Belw Gd SqFt 1,002	Ttl Fin SqFt 2,058	Year Built 1950
Age 71	New No	Date Complete	Ext Vinyl	Fndtn Full Basement, Walk-Out Basement	# Rooms 9
Room Dimensions	Inside City Limits N	City Zoning	County	R1	Zoning Description
DIM L					
LR 25 x 15	Baths Full Half	Water WELL	Dryer Hookup Gas	No	Fireplace Yes
DR 13 x 13	B-Main 1 0	Sewer Septic	Dryer Hookup Elec No		Guest Qtrs No
FR 0 x 0	B-Upper 0 0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec No		Split FlrPln No
KT 13 x 15	B-Blw G 1 0	Heating	Disposal No		Ceiling Fan Yes
BK 0 x 0		Cooling Central Air	Water Soft-Owned No		Skylight No
DN 12 x 10	Laundry Rm Main	12 x 9	Water Soft-Rented No		ADA Features No
MB 11 x 13	AMENITIES Attic Pull Down Stairs, Ceiling Fan(s), Garage		Alarm Sys-Sec No		Fence None
2B 10 x 13	Door Opener, Landscaped, Patio Covered, Main Level Bedroom Suite		Alarm Sys-Rent No		Golf Course No
3B 9 x 12	Garage 2.0 / Attached	23 x 23 / 529.00	Jet/Grdn Tub No		Nr Wlkg Trails No
4B x	Outbuilding Shed	16 x 20	Pool No		Garage Y/N Yes
5B x	Outbuilding x		Pool Type		Garage Dr Opnr: Yes
RR 10 x 10	Assn Dues \$0.00	Not Applicable	Off Street Pk Yes		
LF 0 x 0	Other Fees		SALE INCLUDES Dishwasher, Refrigerator, Washer, Cooktop-Electric, Dryer-Gas, Oven-Double, Sump Pump+Battery Backup, Water Heater Gas		
EX x	Restrictions No		FIREPLACE Family Rm, Living/Great Rm, Wood Burning		
WtrType	Water Features	Water Access	Wtr Name		
	Wtr Frtg	Channel Frtg	Lake Type		

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 7/16/2021	Auction Time 6:00
Auctioneer Name Steve Bartkus		Auctioneer License # AU11100072	
Financing: Proposed Cash, Conventional		Exemptions Homestead, Mortgage	Year Taxes Payable 2020
Annual Taxes \$1,812.16	Is Owner/Seller a Real Estate Licensee No	Possession 20 days after closing	
List Office CENTURY 21 Bradley Realty, Inc - Offc.: 260-399-1177			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 0
Ttl Concessions Paid	Sold/Concession Remarks			
	Presented by: Jody M Bartkus - Cell: 260-715-9797 / CENTURY 21 Bradley Realty, Inc - Offc.: 260-399-1177			

Information is deemed reliable but not guaranteed.

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