

1068 Linden Dr., Van Wert



Selling at Auction - Wednesday, February 21, 2018 @ 5:00 p.m.

Listing #: 754

Listing Agent:	Bob Gamble	Stories/Style:	1/Ranch
Phone #:	419-605-8300	Bedrooms:	3
Square Feet:	1624±	Bathrooms:	1
School District:	Van Wert City Schools	Living Room:	20x13
Legal Description:	Lot 3329	Dining Room:	13x11
Year Built:	1958	Kitchen:	21x9
Lot Size:	95x132±	Bedroom 1:	13x12
Heating:	Gas Forced Air	Bedroom 2:	13x12
Water Heater:	Yes	Bedroom 3:	12x11
Exterior:	Aluminum Siding	Bath 1:	9x5
Taxes per 1/2 Year:	\$573	Utility:	8x10
Assessments:	\$56	Garage:	23x22 - attached
Foundation:	Crawl Space		

Description: Drive by this attractive ranch home that OFFERS A GREAT OPPORTUNITY FOR INVESTORS AND SPECULATORS. With over 1,600 square feet of living area, 3 bedrooms, and a two car garage it appeals to young and not so young homeowners alike. The very desirable location will influence you to jump on this fixer-upper. It's ideal for the buyer looking for a good home and not afraid to work. It's PERFECT for a contractor or investor motivated to make money on an ideal flip project.

Terms: \$2,500 down day of auction with closing on or before March 30, 2018. \$2,500 Earnest Deposit is non-refundable. All inspections must be completed prior to auction. Home is selling AS-IS with no contingencies and is selling subject to estate approval.

INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED. ANY APPLIANCES THAT STAY ARE NOT GUARANTEED.



Bob Gamble, Agent

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