

# ONLINE ONLY REAL ESTATE AUCTION

18838 Round Lake Rd Noblesville, IN 46060

BIDDING OPEN NOW AND CLOSSES THURSDAY, NOVEMBER 11TH @ 6PM



1,775 SF Home featuring 3 bedrooms, 2 full bathrooms, and 2 car attached garage located in the Greens at Prairie Crossing!

**OPEN HOUSE: SATURDAY, OCTOBER 23RD 10A-2P**

*Online Only Personal Property Auction*

*Bidding Open Now and Starts Closing Thursday, October 21st @ 6pm!*

**Antiques - Furniture - Glassware - Household Items & Much More!**

Watch [kjauction.com](http://kjauction.com) for full list of items and pictures!

*Sue Coshow Estate, Owners*

**Real Estate Terms and Condition:** \$10,000 nonrefundable down payment due at close of auction. Closing to be within 45 days of auction. Possession of Real Estate at closing. Taxes prorated to day of closing. Estimated annual taxes \$2,617.50 w/ exemptions. No Survey will be provided. Title search, title policy, Closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections, Please have inspections done Prior to day of auction. Seller has 24 hours upon closing of Auction to Accept, Reject or Counter any and all offers. \$1,000 online administration fee will be charged to the buyer. Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter. Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)

**Personal Property Terms & Conditions:** By placing a bid, bidder signifies that they have examined the items to their satisfaction, or that they have chosen not to personally examine them. \* All Items Sold AS-IS no warranty guaranteed! \* The auction company reserves the right to reject any bid at our sole discretion. \* 12% Buyers Premium on a PER ITEM basis. Payments accepted: Credit Cards will automatically be charged with a 3% Fee\* Any Shipping will be at buyers expense. \* All statements made the day of auction take precedence over all written matter. All Removal of items are at the buyers risk, NOT RESPONSIBLE FOR ACCIDENTS, Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)



[kjauction.com](http://kjauction.com)



260.724.7402



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Property Type RESIDENTIAL Status Active CDOM 4 DOM 4 Auction Yes  
 MLS # 202142713 18838 Round Lake Road Noblesville IN 46060 Status Active LP \$0



Area Hamilton County Parcel ID 29-06-25-302-008.000-013 Type Site-Built Home  
 Sub Other Cross Street Bedrms 3 F Baths 2 H Baths 0  
 Location City/Town/Suburb Style One Story REO No Short Sale No  
 School District NO... Elem Stony Creek JrH Noblesville East SrH Noblesville  
 Legal Description Acreage .19 Section 25, Township 19, Range 4 GREENS AT PRAIRIE CROSSING Section 1 Lot 81 Irregula...  
 Directions Located in the Greens @ prairie Crossings Subdivision  
 Inside City Limits City Zoning County Zoning Zoning Description

Remarks ONLINE ONLY PUBLIC REAL ESTATE AUCTION BIDDING OPEN NOW & CLOSES THURSDAY NOVEMBER 11TH @ 6:00pm VISIT KJAUCTION.COM TO BID! Featuring a 3 Bedroom, 2 Full Bath, 1775 Sq. Feet, Over looking the golf course! Open House Saturday October 23rd 10AM-2PM

Agent Remarks Everything deemed reliable but not guaranteed. Auction Terms & Conditions: \$10,000 nonrefundable down payment due at close of auction. Closing to be within 45 days of auction. Possession of Real Estate at closing. Taxes prorated to day of closing. Estimated annual taxes \$2,617.50 w/ exemptions. No Survey will be provided. Title search, title policy, Closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections, Please have inspections done Prior to day of auction. Seller has 24 hours upon closing of Auction

Sec	Lot	Lot Ac/SF/Dim	0.1900	/	8,276	/	83'x2212'	Src	N	Lot Des	Golf Frontage, Level
Township	Noblesville	Abv Gd Fin SqFt	1,775	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,775	Year Built	2000
Age	21	New	No	Date Complete		Ext	Brick	Fndtn	Slab	# Rooms	5
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material			
	DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes
LR	16 x 14	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	14 x 16	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	16 x 13	M	Laundry Rm	Main	8	x 5		Water Soft-Owned	No	Skylight	No
BK	x							Water Soft-Rented	No	ADA Features	No
DN	12 x 10	M						Alarm Sys-Sec	No	Fence	None
MB	12 x 15	M						Alarm Sys-Rent	No	Golf Course	No
2B	10 x 11	B	Garage	2.0	/ Attached	/ 30	x 21	Garden Tub	No	Nr Wlkg Trails	No
3B	11 x 15	M	Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding			x		Pool	No	Off Street Pk	
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer		
LF	x		Restrictions	Yes				-Electric			
EX	x		Water Access					FIREPLACE	Family Rm		

WtrType		Wtr Frtg		Channel Frtg	
Water Features				Lake Type	
Auction	Yes	Auctioneer Name	Trevor Gray Krueckberg Auction & Realty	Auctioneer License #	Auctioneers License: Trevor Gr...
Owner Name					
Financing: Existing		Proposed		Excluded Party	None
Annual Taxes	\$2,617.50	Exemptions	Homestead	Year Taxes Payable	2020
Is Owner/Seller a Real Estate Licensee	No			Possession	Closing
List Office	Krueckberg Auction And Realty - Fax: 260-724-3898			List Agent	Trevor Gray
Agent E-mail	trevor@kjauction.com			List Agent - User Code	UP388053697
Co-List Office		Co-List Agent			
Showing Instr				Start Showing Date	
List Date	10/10/2021	Exp Date	11/14/2021	Publish to Internet	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	\$1,000
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	MECH	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold	CDOM 4
Sell Off		Sell Agent		Co-Sell Off	

Presented by: Kate Brickley / Krueckberg Auction And Realty

Information is deemed reliable but not guaranteed.