

**Sale Name:** OLO Valparaiso Real Estate Auction - Min. Bid \$129,900

**LOT 1 - 482 Grove Ave Valparaiso, IN Real Estate**



### **Description**

**Online Only**

**Real Estate Auction**

**Bidding Begins to Close July 23rd @ 6:00pm CDT**

Located at 482 Grove Ave. Valparaiso, IN

Take the opportunity to bid on this estate property in the heart of Valparaiso, Indiana. Built in 1938 this 1.5 story home features 2230 square feet of finished space with 3 bedrooms, 2.5 baths and a full unfinished basement. Home features classic wood floors throughout and quality wood doors and trim throughout the home too. On the rear of the home is a 256 square foot wood porch. Detached from the home is a 384 square foot garage that was built in 1967. The home and garage set on a 0.18 acre lot, within walking distance of Northview Elementary, Benjamin Franklin Middle School and Valparaiso High School. This home is perfect for an end-user or an investor. Taxes 2024 Pay 2025: \$3,329.48 with exemptions (assessed at \$282,200).

**Minimum Opening Bid: \$129,900.00**

**"Sells to the highest bidder at or above the opening bid!"**

**Open House: July 12th 2pm-4pm. Can't make it? Call for a private showing.**

Owner: Kenneth Klawitter

**General Terms:** \$10,000 non-refundable down payment due within 24 hours of auction closing, sold as-is, closing in 30 days, possession at closing, warranty deed, taxes pro-rated and final to day of closing, published minimum bid \$129,900, and subject to a 10% buyer's premium. Buyer broker participation is welcome.

**Kraft Real Estate Auctions, LLC - AC31900011**

**Col. Conrad Kraft- AU01023657**

**Jonathan Kraft – AU10500173**

**Managing Broker: Jay Mayden**

**219-973-9240 ~ Info@KraftAuctions.com**

**KraftAuctions.com**

**Quantity: 1**



**<https://bid.kraftauctions.com/>**