

Sale Name: OLO Ligonier Real Estate Auction - Min. Bid \$139,900

LOT 1 - 704 Water Street Ligonier, IN Real Estate



Description

Online Only

Real Estate Auction

Bidding Begins to Close July 30th @ 7:00pm EDT

Located at 704 Water Street Ligonier, IN.

In the heart of Ligonier is your next home! Built in 1920 this two-story home features 1088 square feet of living space, 2 bedroom , 1 bath home with a full basement. Home has an updated kitchen with stainless steel appliances. Living room also features a fireplace. Detached from the home is a 26' x 36' oversized 3 car garage that was built in 1997. Home and garage sit 0.48 acre double lot. This property is the perfect for you to move-into or great potential for an investor as a rental property. Taxes 2024 Pay 2025: \$552.46 (with exemptions).

Minimum Opening Bid: \$139,900.00

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

Open House: July 19th 2pm-4pm. Can't make it? Call for a private showing.

Owner: Willie and Jenedith Huff

General Terms: \$10,000 non-refundable down payment due within 24 hours of sale closing, sold as-is, closing in 30 days, possession at closing, trustee deed, taxes pro-rated and final to day of closing, minimum opening bid \$139,900, 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

Kyle Dukes - AU12400074

Managing Broker: Jay Mayden

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Quantity: 1



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