

Sale Name: 4.18.25 - ONLINE REAL ESTATE AUCTION - CHARMING RANCH HOME & POLE BARN ON 1.31+/- ACRES! -- Just South of Roann, Wabash IN

LOT 1 - Charming Ranch Home & Pole Barn on 1.31+/- Acres



Description

- **This well-maintained residence features 2 bedrooms and 2 full baths, including a master suite with a spacious ensuite bathroom complete with a stand-up shower.**
- **The eat-in kitchen boasts convenient island seating, making it ideal for casual dining and entertaining. Adjacent to the kitchen, the large living room is highlighted by a wood-burning stone fireplace, with hardwood flooring waiting to be revealed beneath the carpet.**
- **A den off the kitchen connects to the garage & provides access to a full basement equipped with a cement shower, offering potential for additional living space or storage.**
- **The main floor also includes a laundry room with a sink, enhancing functionality.**
- **Step outside to enjoy the large composite deck off the den, perfect for outdoor gatherings and relaxation.**
- **The property is landscaped and features a 24x36 pole barn, providing ample space for hobbies or storage.**
- **With a paved circle driveway & a 2-car attached garage, this ranch home is a true gem, ready for you to make it your own!**

Open House: Monday, April 14th 5:30-6pm

Quantity: 1



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