

Priced at \$1,000,000

Tract 1 can be purchased separately for \$700,000



Sellers: Robert & Marilyn Bussert

5.79 Acres w/ Home and Garage: 4012 S. Meridian St. Marion, IN

1.36 Acres w/ Home and Garage: 4002 S. Meridian St. Marion, IN

Great investment opportunity, located on the south side of Marian, Indiana, blocks away from Indiana Wesleyan University. The property borders a new Assisted Living facility to the south and has residential properties on the east and west side. Street access to the east on Meridian St. The property (7.15 acres total) features two parcels Tract 1 is 5.79 acres and Tract 2 is 1.36 acres. There is a home and garage on each tract.



Residence

Bedrooms

3 Bedrooms; 5 Finished Rooms
1 Full Bathroom

Square Feet: 1,152

Year Built: 1989

Style: Wood Frame - Asphalt Roof

Heating & Air Conditioning

Gas Forced Air Central AC

Utilities Gas / Electricity & Water

Water: Private Well

Sewer: Septic

Fuel: Gas / Electricity

Garage

Square Feet: 1,920

Year Built: 1989

Style: Pole Barn - Metal Exterior

4012 S Meridian Street, Marion

2023 Taxes: \$1,155.32

Legal Description: 05-02-443 PT E NE SEC 19 5.79 A PER SURVEY

Parcel # 27-07-19-101-048-000-001

Property Class: Code 511 Family Dwell - Unplatted (0 To 9.99 Acres)

Neighborhood: 001 Center TWP. 01100



Residence

Bedrooms

4 Bedrooms; 8 Finished Rooms
1 Full Bathroom

Square Feet: 1,468

Year Built: 1900

Style: Wood Frame - Metal Roof

Heating & Air Conditioning

Gas Forced Air Central AC

Utilities Gas / Electricity & Water

Water: Private Well

Sewer: Septic

Fuel: Gas / Electricity

Garage

Square Feet: 768

Year Built: 1979

Style: Wood Frame - Asphalt Roof

Heating & Air Conditioning

Propane Heater

4002 S Meridian Street, Marion

2023 Taxes: \$856.44

Legal Description: 05-02-442; PT E NE; SEC 19; 1.36A

Parcel # 27-07-19-101-041-000-001

Property Class: Code 511 Family Dwell - Unplatted (0 To 9.99 Acres)

Neighborhood: 001 Center TWP 01100





Thank You!



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