

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202431932	5715 W 1200 N - 35	Huntington	IN	46787	Status	Active	L	\$335,900
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Area	Huntington County	Parcel ID	35-02-06-200-051.201-001	Type	Site-Built Home
Sub	None	Cross Street		Bedrms	4
Location		Style	Two Story	F Baths	2
				H Baths	0
School District	HCS	Elem	Flint Springs	JrH	Riverview
				SrH	Huntington North
Legal Description	001-00512-01 FR PT N NW SEC 6 3.61A				
Directions	From Huntington go north on Hwy 5 toward South Whitley, turn right (north) onto HWY 114, property is on the right.				
Inside City Limits	City Zoning	County Zoning	Zoning Description		

Remarks COMING SOON 8/28/24: This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$200,000. The highest offer will be reviewed Wednesday, September 11 after 3:00 pm. There will be 2 Open House dates held on Thurs. Sept. 5 (5-6 pm) and Sun. Sept. 8 (1-2 pm). <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. Don't miss out on the opportunity to own this one-of-a-kind property! Nestled on a sprawling 3.61-acre lot, this property offers over 3,400 square feet of open concept living with the serenity of rural living. Inside you'll find 4-5 spacious bedrooms, 2 full baths, and a kitchen showcasing site-built cabinets and a 6-range stove. Step outside and enjoy your own in-ground 12-foot deep pool, complete with a newer pool pump, drained and cleaned this June and ready for a fresh fill of water from the new well in 2022. Attached 2 Car Garage is 24 x 44 with mudroom and the 40 x 30 detached 2 car garage is equipped with an oil pit. Property has a new septic and drain tile installed in 2022 as well. With efficiency and sustainability in mind, the home has a closed loop geothermal system, thermopane windows, two water heaters with updated electrical and siding. Originally designed for a dentist, the property includes a professional lab located in the back of the home, complete with a casting room, stove, and specialized equipment. This versatile space is also perfect for artisans, jewelers, hobbyists, or anyone in need of a dedicated workshop or creative studio. The possibilities are endless! ***This property is LISTED AT ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim		3.6100	/	157,252	840 x 170 aprox		Sr	No	Lot Des	3-5.9999				
Township	Clear Creek		Abv Gd Fin SqFt		3,476	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		3,476	Year Built	1859
Age	165	New	No	Date Complete			Ext	Vinyl	Fndtn		Unfinished				# Rooms	10
Room Dimensions		Inside City Limits			City			County			Zoning Description					
	DIM	L														
L	29 x 17	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No		
D	x		B-Main	1	0	Well	Private		Dryer Hookup Elec		Yes	Guest Qtrs		No		
F	32 x 14	M	B-Upper	1	0	Sewer	Septic		Dryer Hook Up		No	Split FlrPln		No		
K	13 x 13	M	B-Blw G	0	0	Fuel /	Geothermal, Hot Water		Disposal		No	Ceiling Fan		No		
B	x		Laundry Rm	Main		Heating			Water Soft-Owned		Yes	Skylight		No		
D	14 x 13	U	Laundry L/W	10x 9		Cooling	Window, None		Water Soft-Rented		No	ADA Features		No		
M	20 x 13	U	AMENITIES	Dryer Hook Up Electric, Main Floor Laundry					Alarm Sys-Sec		No	Fence				
2	17 x 13	U							Alarm		No	Golf Course		No		
3	16 x 13	U							Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4	17 x 13	U	Garage	4.0	/ Attached	/	44 x 24 / 1,056.0		Pool		Yes	Garage Y/N		Yes		
5	x		Outbuilding	2nd Detached	40 x 30				Pool Type		Below Ground	Opnr:		No		
R	x		Outbuilding			x			Off Street Pk							
LF	x		Assn Dues	Not Applicable					SALE INCLUDES		Refrigerator, Dryer-Electric, Range-Gas, Water Softener-Owned					
E	x		Other Fees													
WtrType		Restrictions														
Water Features		Water			Wtr Name											
					Channel Frtg											
					Lake Type											

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 8/21/2024

Auction Time 3:00 pm

Auctioneer Name Kurt Ness

Auctioneer License # AU01026833

Financing: Proposed

Exemptions

Year Taxes Payable 2024

Annual Taxes \$2,242.8

Is Owner/Seller a Real Estate Licensee No

Possession Day of Closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date

Closing Date

Selling Price

How Sold

CDOM 1

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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