


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202448253	8384 N Old Fort Wayne	Roanoke	IN 46783	Status Active	L \$470,100
	Area Huntington County	Parcel ID 35-01-21-300-048.400-006		Type Site-Built Home	
	Sub None	Cross Street		Bedrms 4	F Baths 1 H Baths 0
	Location	Style Two Story			
	School District HCS	Elem Roanoke	JrH Crestview	SrH Huntington North	
	Legal Description 004-00484-00 PT W NW PT SW SEC 21 80 AC & SW COR E NW SEC 21 1 AC				
	Directions from US 24, west on 850 N, south on Old Fort Wayne Rd				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks THIS IS A LIVE IN-PERSON AUCTION BEING SIMULCAST FOR ONLINE BIDDERS LIVE BIDDING STARTS on Thursday, January 23 @ 7:00 pm. ONLINE BIDDING Starts now and ends approximately 7:30pm or thereafter Live Bidding starts. Live Auction to be Held @ the American Legion Post #160 at 1122 N. Main St. in Roanoke, IN 46783. There will be Two OPEN HOUSES for the Two Homes: Sun. Jan. 12 (1-2) and Sun. Jan. 19 (1-2). *Tracts offered individually, combination or as a whole. <<< Special Note: 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 property is Tract 1 - 8 and is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.*** TRACT # 1: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 2: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 3: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 4: Minimum Starting Bid is \$ 100,000. Consists of 4 Bedroom Country Home on 3 +/- acres with 36 x 60 Pole Barn. TRACT # 5: Minimum Starting Bid is \$ 5,000. Consists of 4.5 +/- acre Building Site. TRACT # 6: Minimum Starting Bid is \$ 5,000. Consists of 4.5 +/- acre Building Site. TRACT # 7: Minimum Starting Bid is \$ 10,000. Consists of 21 +/- acres of Tillable Land. TRACT # 8: Minimum Starting Bid is \$ 10,000. Consists of 21 +/- acres of Tillable Land. TRACT # 9: Minimum Starting Bid is \$ 50,000. Consists of 3 Bedroom Country Home on 13.6 +/- acres with Pond and 23 x 38 Barn. MLS Listing Address is 3729 E 850 N.

Se	Lo	Lot Ac/SF/Dim		133.50	/	5,815,260	2654' x 2462'		Sr	No	Lot Des	Level					
Township		Jackson		Abv Gd Fin SqFt		2,142	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,142	Year Built	1900
Age	124	New	No	Date Complete			Ext	Vinyl	Fndtn		Full Basement				# Rooms	8	
Room Dimensions			Inside City Limits			City		County		Zoning Description							
DIM		L															
L	18 x 23	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas		No	Fireplace		Yes				
D	15 x 21	M	B-Main	1	0	Well	Private	Dryer Hookup Elec		No	Guest Qtrs		No				
F	x		B-Upper	0	0	Sewer	Septic	Dryer Hook Up		No	Split FlrPln		No				
K	10 x 14	M	B-Blw G	0	0	Fuel /	Gas	Disposal		No	Ceiling Fan		No				
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight		No				
D	x		Laundry L/W	x		Cooling	None	Water Soft-Rented		No	ADA Features		No				
M	14 x 13	U	Alarm Sys-Sec											No	Fence		
2	14 x 10	U	Alarm											No	Golf Course	No	
3	14 x 10	U	Jet/Grdn Tub											No	Nr Wlkg Trails	No	
4	14 x 11	U	Garage	/		/		x	/	Pool	No	Garage Y/N		No			
5	x		Outbuilding	None		x		Pool Type			Opnr:		No				
R	x		Outbuilding			x		Off Street Pk									
LF	x		Assn Dues	Not Applicable				FIREPLACE		None							
E	x		Other Fees														
WtrType			Restrictions														
Water Features			Water			Wtr Name											
			Wtr Frtg			Channel Frtg											
			Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 12/30/2024

Auction Time 7:00

Auctioneer Name Kyle Ness

Auctioneer License # AU10300027

Financing: Proposed

Exemptions

Year Taxes Payable 2024

Annual Taxes \$2,526.8

Is Owner/Seller a Real Estate Licensee No

Possession 15 DAC

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

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