



## Residential Client Full Detail Report

 [Schedule a Showing](#)


Listings as 06/25/2025

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Property Type	RESIDENTIAL
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**Status** Active

**Auction Yes**

<b>MLS #</b> 202524412	584 E 400 S		Huntington		IN 46750	<b>Status</b> Active	<b>L</b> \$0		
	<b>Area</b>	Huntington County		<b>Parcel ID</b>	35-07-19-400-041.000-014		<b>Type</b>	Site-Built Home	
	<b>Sub</b>	None		<b>Cross Street</b>			<b>Bedrms</b>	3	<b>F Baths</b> 2 <b>H Baths</b> 0
	<b>Location</b>			<b>Style</b>	One and Half Story				
	<b>School District</b>	HCS	Elem	Salamonie	JrH	Riverview	<b>SrH</b>	Huntington North	
	<b>Legal Description</b>	008-00410-00 PT SW SE SEC 19 2.96A							
	<b>Directions</b>	Take hwy 5 South from Huntington (S. Warren Rd.) to w 400 S turn left (East) and the property is on the left side of the							
	<b>Inside City Limits</b>	<b>City Zoning</b>		<b>County Zoning</b>		<b>Zoning Description</b>			

**Remarks** This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$25,000. The Seller will review the Highest Offer on Thursday, July 17 @ 3pm. There will be Two Open House dates to view the property on Sun. July 6 (1-2 pm) and Sun. July 13 (1-2 pm). <<< 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 has 3 bedrooms 2 full baths 2 car attached garage on 2.9 acres. The potential for this house and land for the first time buyer looking for a country property they can afford. Yes this home needs lots of improvements but the bones are good and the location between Huntington and Warren will meet the needs of a lot of buyers. You just have to look past the clutter and unfinished repairs. In the right hands this property can be the beauty it was in its prime, come see the opportunity.

Se	19	Lo	Lot Ac/SF/Dim			2,9600	/	128,938	490 x 255	Sr	No	Lot Des	Level										
Township			Rock Creek			Abv Gd Fin SqFt			2,260	Below Gd Fin SqFt			0	Ttl Below Gd SqFt			936	Ttl Fin SqFt			2,260	Year Built	1946
Age	79	New	No	Date Complete				Ext	Metal, Wood			Fndtn	Partial Basement				# Rooms			7			
Room Dimensions			Inside City Limits			City			County			Zoning Description											
	DIM	L																					
L	24 x 16	M	Baths	Full	Half	Water	WELL			Dryer Hookup Gas			No	Fireplace			No						
D	8 x 14	M	B-Main	1	0	Well	Private			Dryer Hookup Elec			No	Guest Qtrs			No						
F	x		B-Upper	1	0	Sewer	Septic			Dryer Hook Up			No	Split Flrpln			No						
K	10 x 16	M	B-Blw G	0	0	Fuel /	Wood, Other Heating System			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	12 x 12	M							Alarm Sys-Sec			No	Fence										
2	16 x 12	U							Alarm			No	Golf Course			No							
3	12 x 12	U							Jet/Grdn Tub			No	Nr Wlkg Trails			No							
4	x		Garage	2.0	/ Attached	/	33 x 31 / 1,023.0			Pool			No	Garage Y/N			Yes						
5	x		Outbuilding	Shed		20 x 40			Pool Type				Opnr:			No							
R	x		Outbuilding	Shed		20 x 33 660			Off Street Pk			Yes											
LF	18 x 8	U	Assn Dues			Not Applicable																	
E	12 x 10	U	Other Fees																				
WtrType			Restrictions																				
Water Features			Water			Wtr Name																	
			Wtr Frtg			Channel Frtg																	
			Lake Type																				

### Virtual Tours:

Auction Yes Auction Reserve Price \$

**Auction Date** 6/11/2025

**Auction Time** 3:00 pm

**Auctioneer Name** Andy Eckert

Auctioneer License # AU10700015

**Financing: Proposed**

## Exemptions

Year Taxes Payable 2024

**Annual Taxes** \$610.02

Is Owner/Seller a Real Estate Licensee	No
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Possession	DOC
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**List Office** Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

### Pending Date

Closing Date

**Selling Price**

### How Sold

CDOM 0

**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 &amp; Auctioneers - Off: 260-356-3911

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