

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537429	11778 N Roanoke Road	Roanoke	IN	46783	Status	Active	L	\$149,900
Area	Huntington County	Parcel ID	35-01-01-200-010.000-006	Type	Site-Built Home	Sub	None	Cross Street	
Location		Style	Detached	Bedrms	3	F Baths	3	H Baths	0
School District	HCS	Elem	Roanoke	JrH	Crestview	SrH	Huntington North		
Legal Description	004-00100-00 PT NE FR NW SEC 1 1.17 AC								
Directions	from us 24, west on Roanoke Rd								
Inside City Limits		City Zoning		County Zoning		Zoning Description			

Remarks 3 Bedroom Ranch with over an acre of land with a beautiful pond and 31x30 outbuilding for all your needs. Still close to Fort Wayne Area Shopping and Restaurants but you can enjoy the quiet country life. Lots of possibilities with this home to make it to your own. 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 \$ 75,000. Seller is Downsizing and will review the Highest Offer on Tuesday, October 7 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 28 (1-2 pm) and Sun. Oct. 5 (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.>>>

Se	Lo	Lot Ac/SF/Dim	1,1170	/	48,656	209x262	Sr	No	Lot Des	Level								
Township	Jackson	Abv Gd Fin SqFt	1,854	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,854	Year Built	1971							
Age	54	New No		Date Complete		Ext	Brick, Vinyl	Fndtn	Slab	# Rooms	6							
Room Dimensions		Inside City Limits		City		County		Zoning Description										
DIM	L																	
L	23 x 12	M		Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No						
D	x			B-Main	3	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No						
F	23 x 12	M		B-Upper	0	0	Sewer	Septic	Dryer Hook Up	No	Split FirPln	No						
K	10 x 10	M		B-Blw G	0	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No						
B	x			Laundry Rm	Main		Heating		Water Soft-Owned	Yes	Skylight	No						
D	x			Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No						
M	21 x 14	M		AMENITIES	Dryer Hook Up	Electric			Alarm Sys-Sec	No	Fence							
2	15 x 10	M							Alarm	No	Golf Course	No						
3	15 x 10	M							Jet/Grdn Tub	No	Nr Wlkg Trails	No						
4	x			Garage	2.0	/ Attached	/	24 x 20	/	480.00	Pool	No	Garage Y/N	Yes				
5	x			Outbuilding	Shed	11 x 7	77		Pool Type		Opnr:	No						
R	x			Outbuilding	Outbuilding	31 x 30	930		Off Street Pk	Yes								
LF	x			Assn Dues		Not Applicable			SALE INCLUDES	Refrigerator, Washer, Dryer-Electric, Oven-Electric, Water Softener-Owned								
E	x			Other Fees														
WtrType				Restrictions														
Water Features				Water														
				Wtr Frtg					Wtr Name									
									Channel Frtg									
									Lake Type									

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/16/2025

Auction Time 3:00 pm

Auctioneer Name J. Kyle Ness

Auctioneer License # AU103000027

Financing: Proposed

Exemptions

Year Taxes Payable 2025

Annual Taxes \$1,257.5

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 3

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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