



TYPE/STYLE Site-Built Home / Two Story
ROOMS 11 **AREA** Huntington County
BEDROOMS 4 **SUBDIVISION** None
FULL BATHS 2 **TOWNSHIP** Polk
HALF BATHS 0 **ELEMENTARY** Andrews
APX YEAR BUILT 1900 **MIDDLE** Riverview
APX ABOVE GRADE FIN SQFT 2,472 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-09-34-100-021.600-012
APX BELOW GRADE UNFIN SQFT 510 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,472 **ANNUAL TAXES** \$459.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 121x1230x106x267x185x79x5	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 4.9700	Garage Dim. 36 x 23
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Asphalt, Wood		WATER FRONTAGE	# Full Baths Upper 1
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER Septic	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	16 x 17	1st Bdrm	Upper	14 x 14
Dining Rm	Main	18 x 16	2nd Bdrm	Upper	11 x 15
Kitchen	Main	12 x 15	3rd Bdrm	Upper	10 x 15
Family Rm	Main	14 x 16	4th Bdrm	Upper	12 x 12
Basement Room 1	Basement	12 x 18	5th Bdrm		x
Basement Room 2	Basement	12 x 18	Den		18 x 16
		x	Loft		x
Living space by		12 x 14	Laundry	Main	x

HEATING/FUEL Propane, Radiator
COOLING Central Air
LOT DESCRIPTION Level, Partially Wooded, 3-5.9999
FIREPLACE None
PROPOSED FINANCING Cash

EXEMPTIONS Homestead, Mortgage, Over 65, Supplemental
AMENITIES Attic-Walk-up, Ceiling Fan(s), Dryer Hook Up Gas, Porch Covered, Range/Oven Hook Up Gas, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form
FENCE None
LOCATION Rural

Remarks and Directions

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Wed. June 9 @ 3:00 pm. There will be two viewing dates held on Tues. June 1 from (5-6) and Sun. June 6 from (1-2). The contents of the personal property in the home will also be selling Online Now until Bidding Ends Thursday, June 10 @ 6:00 pm.*** 4 Bed Country Home w/outbuildings on 4.97 acres. Beautiful Vintage Hardwood Stair Railings, Entry & Interior Doors, Trim t/o Home. Living room has lots of natural daylight with an abundance of windows. Family room has built-in mirror/shelving unit. Large Kitchen with beautiful windows overlooking acreage and bar pass-thru area. Formal Dining room has built-in wood cabinet. Bedrooms are spacious w/loft area w/built in wood cabinet. Large Laundry room w/tons of Cabinets for storage and a great view of the backyard. Unfinished Basement and attic for storage with potential for finished areas. 2 Car Detached Garage 36x23 w/Wood Burning Stove. 14 x 24 Outbuilding and 10x11 Outbuilding for Animals or storage shed. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property From Huntington go South on Highway 24, continue South on N Marion Rd which turns into S Marion Rd., turn right onto W