



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 6  
**BEDROOMS** 2  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1967  
**APX ABOVE GRADE FIN SQFT** 1,488  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,488  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Huntington County  
**SUBDIVISION** None  
**TOWNSHIP** Lancaster  
**ELEMENTARY** Andrews  
**MIDDLE** Riverview  
**HIGH** Huntington North  
**PARCEL #** 35-08-18-200-010.600-010  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,300.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>	<b>APX LOT DIMENSIONS</b> 515x209	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable	<b># ACRES</b> 2.4570	<b>Garage Dim.</b> 24 x 28
<b>OCCUPANCY</b> Occupied 24 hour notice	<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Aluminum, Wood	<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>	<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>	<b>LAKE TYPE</b>	<b># Full Baths Main</b> 2
<b>BASEMENT</b> No	<b>SEWER</b> Septic	<b># Half Baths Main</b> 0
		<b># Full Baths BG</b> 0
		<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	18 x 15	1st Bdrm	Main	15 x 14
Dining Rm	Main	15 x 10	2nd Bdrm	Main	15 x 12
Kitchen	Main	13 x 12	3rd Bdrm		x
Family Rm	Main	28 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		15 x 10
		x	Loft		x
		x	Laundry	Main	16 x 10

**HEATING/FUEL** Hot Water  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**FIREPLACE** Family Rm  
**PROPOSED FINANCING** Cash, Conventional

**Remarks and Directions**

**Remarks** \*\*\*The Seller of this Property is relocating and will be offering at public auction the Real Estate and Personal Property on Saturday, August 7 at 9:30. There will be 2 open houses to view the property: Sunday, July 25 (1-2) and Tuesday July 27 (5-6). This property will be offered in 2 tracts or as a whole.\*\*\* Tract # 1 includes a Ranch Home with 2 bedrooms, 2 baths and 1,488 sq ft of living space plus a 2 car attached garage. The home offers custom kitchen cabinets and a newly updated bath with walk in shower. The family room walks out on to a multi tier deck and gazebo to enjoy from Spring to Fall. here is also a block building for storage or 4-H projects. Tract # 2 will offer 1.45 acres for a potential building site or a nice addition for tract 1. \*\*\*This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*  
**Directions to Property** South of Huntington on St. Rd. 9 to 200 S, thence west .6 miles, property is on the left