



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 5 **AREA** Huntington County
BEDROOMS 3 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Jackson
HALF BATHS 0 **ELEMENTARY** Roanoke
APX YEAR BUILT 1863 **MIDDLE** Crestview
APX ABOVE GRADE FIN SQFT 1,561 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-01-34-200-060.901-006
APX BELOW GRADE UNFIN SQFT 255 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,561 **ANNUAL TAXES** \$56.40
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 280 x 400	Garage/# of Cars 1.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 2.9000	Garage Dim. 12 x 21
OCCUPANCY Occupied		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Other		WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt		WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Vinyl		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	Basement	14 x 12	1st Bdrm	Main	12 x 10
Dining Rm	Main	14 x 14	2nd Bdrm	Upper	16 x 14
Kitchen	Main	14 x 12	3rd Bdrm	Upper	15 x 10
Family Rm		x	4th Bdrm		x
Summer Kitchen	Main	10 x 8	5th Bdrm		x
		x	Den		14 x 14
		x	Loft	Main	15 x 12
		x	Laundry	Main	3 x 6

ARCHITECTURAL STYLE Traditional	EXEMPTIONS Homestead
HEATING/FUEL Gas, Forced Air	ENERGY EFFICIENT Doors
COOLING Central Air	ENERGY EFFICIENT WIN/DOORS Double Pane Windows
LOT DESCRIPTION Rolling	AMENITIES Ceiling-9+, Ceiling Fan(s), Countertops-Laminate, Detector
SALE INCLUDES Dishwasher, Oven-Gas, Water Heater Gas	-Smoke, Dryer Hook Up Gas, Porch Enclosed, Range/Oven Hook Up Gas, Stand Up Shower, Formal Dining Room, Main Floor Laundry, Washer Hook-Up
EXISTING FINANCING Other	DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Sellers Disclosure, Utility Bill Information, Zoning
PROPOSED FINANCING Cash, Conventional	FENCE None

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 Friday, September 3 @ 3:00 pm. There will be two viewing dates held on Sunday, August 22 from (1-2) and Sunday, August 29 from (1-2). Special Note: Buyer may bid subject to financing, certain restrictions will apply.*** This property offers 2.9 acres adjoining 2Es winery. The 3 bedroom 1 bath home makes for a great opportunity for a savvy investor or for a long term resident. The location, school district and view will sell this home, now all we need to know is to who. ***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 Go East from Huntington 6.5 miles to 675 N then turn left and house on the right.