



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 10 **AREA** Huntington County
BEDROOMS 4 **SUBDIVISION** None
FULL BATHS 2 **TOWNSHIP** Dallas
HALF BATHS 0 **ELEMENTARY** Andrews
APX YEAR BUILT 1945 **MIDDLE** Riverview
APX ABOVE GRADE FIN SQFT 2,378 **HIGH** Huntington North
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 35-04-11-300-011.900-002
APX BELOW GRADE UNFIN SQFT 645 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 2,378 **ANNUAL TAXES** \$3,061.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 398x822x408x823	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 7.4300	Garage Dim. 47 x 30
OCCUPANCY Vacant	FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Metal	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet	LAKE TYPE	# Full Baths Main 2
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	19 x 18	1st Bdrm	Main	15 x 11
Dining Rm	Main	14 x 9	2nd Bdrm	Main	11 x 8
Kitchen	Main	22 x 17	3rd Bdrm	Upper	13 x 12
Family Rm	Main	17 x 13	4th Bdrm	Upper	13 x 12
		x	5th Bdrm		x
		x	Den		14 x 9
		x	Loft		x
		x	Laundry	Main	5 x 6

HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Partially Wooded, 6-9.999
FIREPLACE Living/Great Rm
PROPOSED FINANCING Cash

AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE LBP Form, Sellers Disclosure
FENCE None
LOCATION Rural

Remarks and Directions

Remarks This is a Live and Online Simulcast Auction. Pre-Bidding for ONLINE BIDDERS via www.NessBros.com will start on Thurs. Sept. 2 @ 5:30pm. Once the Pre-Bidding ends ONLINE BIDDERS will bid LIVE at www.BidNessBros.com starting on Thursday, Sept. 9 @ 5:30 pm SIMULTANEOUSLY with In-Person Bidders via Webcast who choose to attend the AUCTION located at Forks of the Wabash, 3011 W Park Dr, Huntington, IN. Two Viewing Dates will be Sun. Aug. 29 (1-2) and Sun. Sept. 5th (1-2). Opportunity is knocking, check out this auction property which is located just a few miles west of Huntington Indiana on West Maple Grove Road. The property contains 7.43 acres of land and will be offered in 2 tracts individually or as combination of one unit. Tract #1 Contains 2.58 acres of land consisting of a 9 rooms, 3 possibly 4 bedrooms, 2 full baths 1 1/2 story home with Large eat in kitchen. The home needs work but this is an opportunity to create your dream country home. Also setting on this home are 2 out buildings. Tract #2 Contains 4.84 +/- acres of gently rolling land. At one time this property was used as a Christmas tree farm. This parcel could make someone an ideal home site. Tract #3 Contains Combination of Tract #1 and Tract #2. ***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 Head W on W Park Dr., continue on Hoosier Heartland Hwy 24, turn right onto N 750 W, turn right onto W Maple Grove Rd.,