



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 7  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 0  
**APX YEAR BUILT** 1991  
**APX ABOVE GRADE FIN SQFT** 2,320  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 2,320  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Huntington County  
**SUBDIVISION** None  
**TOWNSHIP** Polk  
**ELEMENTARY** Andrews  
**MIDDLE** Riverview  
**HIGH** Huntington North  
**PARCEL #** 35-09-16-200-004.301-012  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$1,026.48

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 180 x 200	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.8000	<b>Garage Dim.</b> 26 x 40
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Concrete, Parquet		<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	15 x 12	1st Bdrm	Main	12 x 12
Dining Rm	Main	10 x 12	2nd Bdrm	Main	10 x 12
Kitchen	Main	12 x 12	3rd Bdrm	Main	13 x 12
Family Rm	Main	22 x 12	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		10 x 12
		x	Loft		x
		x	Laundry	Main	5 x 12

**ARCHITECTURAL STYLE** Ranch  
**HEATING/FUEL** Propane, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**SALE INCLUDES** Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Range-Electric, Water Heater Gas, Water Softener -Owned, Window Treatment-Blinds  
**FIREPLACE** Family Rm, Wood Burning Stove  
**EXISTING FINANCING** None

**EXEMPTIONS** Homestead  
**ENERGY EFFICIENT** Doors, Windows  
**ENRGY EFFCNT WIN/DOORS** Double Pane Windows, Insulated Doors, Storm Doors  
**AMENITIES** Built-In Home Theatre, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Deck Covered, Detector-Smoke, Dryer Hook Up Gas, Garage Door Opener, Landscaped, Porch Open, Range/Oven Hook Up Gas, Split Br Floor Plan, RV Parking, Tub/Shower Combination, Workshop, Main Level Bedroom Suite, Main Floor Laundry, Sump Pump, Washer Hook-Up

**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 Wednesday, December 15 @ 3:00 pm. There will be two viewing dates held on Sun. Dec. 5 from (1-2) and Sun. Dec. 12 from (1-2).\*\*\* MINIMUM STARTING BIS IS \$ 100,000. <<< Special Note: Buyer may bid subject to financing, certain restrictions will apply. >>> This country home on almost 1 acre offers 3 bedrooms, 2 full baths, living room, family room and separate 39x15 bonus/recreation theater room. (All theatre equipment including the projector, amp and screen are included.) The spacious dining room flows seamlessly into the large bright kitchen with lots of cabinets and counter space. The primary bedroom en-suite is filled with natural light and offers a nice size walk-in-closet. Large detached garage allows for tandem parking of up to 4 vehicles. A shop is tucked into the back of the garage with cabinets and shelving already in place. The storm cellar is outfitted with shelving units and a water purification system. A wide wrap around porch leads to a gazebo to take in the peaceful views surrounding the home. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** Go south on st rd 105 from Andrews IN 4 miles then turn right on 200s and go 1.5 miles to property on left.