



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 9  
**BEDROOMS** 3  
**FULL BATHS** 2  
**HALF BATHS** 1  
**APX YEAR BUILT** 1967  
**APX ABOVE GRADE FIN SQFT** 1,344  
**APX BELOW GRADE FIN SQFT** 1,000  
**APX BELOW GRADE UNFIN SQFT** 344  
**APX TOTAL FINISHED SQFT** 2,344  
**SELLING PRICE**  
**CLOSING DATE**

**AREA** Huntington County  
**SUBDIVISION** Rolling Acres  
**TOWNSHIP** Huntington  
**ELEMENTARY** Lincoln  
**MIDDLE** Crestview  
**HIGH** Huntington North  
**PARCEL #** 35-05-24-100-161.400-004  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$2,229.76

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 200 x 400	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 2.0400	<b>Garage Dim.</b> 20 x 28
<b>OCCUPANCY</b> Vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Attached
<b>EXTERIOR</b> Brick, Wood		<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> Carpet, Vinyl		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes		<b>SEWER</b> Septic	<b># Half Baths Main</b> 1
			<b># Full Baths BG</b> 1
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	20 x 13	1st Bdrm	Main	20 x 14
Dining Rm	Main	14 x 10	2nd Bdrm	Lower	20 x 14
Kitchen	Main	14 x 10	3rd Bdrm	Lower	14 x 10
Family Rm	Lower	20 x 13	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		14 x 10
		x	Loft		x
		x	Laundry	Lower	10 x 12

**ARCHITECTURAL STYLE** Ranch  
**HEATING/FUEL** Oil, Hot Water  
**COOLING** Window  
**LOT DESCRIPTION** Irregular, Rolling  
**SALE INCLUDES** Dishwasher, Sump Pump, Water Heater Electric  
**FIREPLACE** Family Rm, Living/Great Rm  
**EXISTING FINANCING** None  
**PROPOSED FINANCING** Cash, Conventional

**EXEMPTIONS** No Exemptions  
**HVAC** RAD Floors - Hydronic, Zoned Heating  
**ENRGY EFFCNT WIN/DOORS** Double Pane Windows  
**AMENITIES** Countertops-Laminate, Deck Covered, Dryer Hook Up Electric, Patio Open, Range/Oven Hook Up Elec, Split Br Floor Plan, Main Level Bedroom Suite, Formal Dining Room, Washer Hook-Up  
**DOCUMENTS AVAILABLE** Aerial Photo, LBP Form, Legal Description, Utility Bill Information, Zoning  
**LOCATION** Rural Subdivision

**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 Thursday, January 6 @ 3:00 pm. There will be two viewing dates held on Wed. Dec. 29 from (5-6) and Sunday, January 2 from (1-2). \*\*\* MINIMUM STARTING BID IS \$ 50,000. <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> This property offers you a blank slate to make this home a showplace. The bones are good and the floor plan has potential but the location and lot size are fantastic. It excites me to see what this home could be with the right people with vision can do with it, are you them? \*\*\*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 Jefferson St then east on Taylor 1.5 miles to housing addition on right. Turn right driveway is 4th on left.