



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 1
HALF BATHS 0
APX YEAR BUILT 1947
APX ABOVE GRADE FIN SQFT 1,350
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,350
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Huntington County
SUBDIVISION None
TOWNSHIP Huntington
ELEMENTARY Horace Mann
MIDDLE Riverview
HIGH Huntington North
PARCEL # 35-05-21-400-003.600-004
ASSESSED VALUE
ANNUAL TAXES \$899.00

LEGAL DESCRIPTION**Property Features**

ASSOCIATION DUES \$		APX LOT DIMENSIONS irr	Garage/# of Cars 4.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 3.5800	Garage Dim. 24 x 54
OCCUPANCY		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 1
BASEMENT No		SEWER Septic	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	15 x 20	1st Bdrm	Main	12 x 13
Dining Rm	Main	9 x 11	2nd Bdrm	Main	11 x 12
Kitchen	Main	11 x 19	3rd Bdrm	Main	9 x 12
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		9 x 11
		x	Loft		x
		x	Laundry	Main	5 x 7

HEATING/FUEL Gas, Forced Air**COOLING** Central Air**LOT DESCRIPTION** Level**FIREPLACE** Living/Great Rm**PROPOSED FINANCING** Cash**Remarks and Directions**

Remarks *** To close out the Bailey ESTATE the sellers will be offering at Live Public Auction this Ranch home setting on 3.58 Acres on Wed. Sept. 21 @ 5:30. There will be 2 open house dates to view this property on Thurs. Sept. 8 (5-6) & Sun. Sept. 11 (1-2)*** This home with 1,350 Sq ft of Living space consisting of 3 bedrooms, full bath, large living room with fireplace, dining area and kitchen, plus utility room. There is a large 24 x 54 attached garage PLUS a 22 x 26 outbuilding. Home has gas force air heat and central air that is only 3 years old. Mr. Bailey was a Semi Truck operator and this property has a large stone area to be able to park 2 large Semi Trucks and trailers. ***This property may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property I mile south of Huntington, In on St Rd 9 to Co. Rd 200 N, thence east 3/4 mile