



TYPE/STYLE Site-Built Home / One Story
ROOMS 6
BEDROOMS 3
FULL BATHS 1
HALF BATHS 1
APX YEAR BUILT 1968
APX ABOVE GRADE FIN SQFT 1,230
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,230
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Huntington County
SUBDIVISION None
TOWNSHIP Clear Creek
ELEMENTARY Roanoke
MIDDLE Crestview
HIGH Huntington North
PARCEL # 05-02-28-300-001.700-001
ASSESSED VALUE
ANNUAL TAXES \$960.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS irr	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 3.5440	Garage Dim. 21 x 30
OCCUPANCY Vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Wood		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT Yes	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 1
BASEMENT No		SEWER Septic	# Half Baths Main 1
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	15 x 16	1st Bdrm	Main	9 x 16
Dining Rm	Main	13 x 10	2nd Bdrm	Main	9 x 9
Kitchen	Main	11 x 12	3rd Bdrm	Main	9 x 13
Family Rm		x	4th Bdrm		x
work shop	Main	7 x 10	5th Bdrm		x
		x	Den		13 x 10
		x	Loft		x
		x	Laundry	Main	5 x 7

HEATING/FUEL Oil, Forced Air

COOLING Central Air

LOT DESCRIPTION Irregular, Partially Wooded

PROPOSED FINANCING Cash, Conventional

Remarks and Directions

Remarks **To close out the William Anzinger Estate, the REAL ESTATE will be offered at Live On-Site PUBLIC AUCTION on Tue. Oct 10 @ 5:30. There will be 2 open house dates to view the property on Thurs Sept 28 (5-6) and Sun Oct 1 (1-2). The PERSONAL PROPERTY will be offered at an On-Line Auction starting Thurs. Oct 5 and will end on Tues Oct 17 @ 6:00 PM. <<< 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 Ranch country home sits on a wooded 3.54-acre parcel with large pond. Home has 1230 sq ft of living space with a total of 6 rooms, 3 bedrooms, 2 bathrooms, utility room, and large attached 2 car garage.

Directions to Property miles north of Huntington on St Rd 5 to Co. Rd 700 N, thence east 1 1/8 mile