


Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202401145	409 N Jackson Street	Andrews	IN 46702	<b>Status</b> Active	<b>LP \$0</b>
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-04-23-300-013.300-003	<b>Type</b> Site-Built Home	<b>Bedrms</b> 3	<b>F Baths</b> 1 <b>H Baths</b> 1
	<b>Sub</b> Bellman(s)	<b>Cross Street</b>			
	<b>Location</b>	<b>Style</b> One Story			
	<b>School District</b> HCS Elem Andrews	<b>JrH</b> Riverview	<b>SrH</b> Huntington North		
	<b>Legal Description</b> BELLMANS SECOND ADD LOT 94				
	<b>Directions</b> US 24 to Andrews, thence south on 105 to E Californina St to Jackson St				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** The seller is moving and will be offering at Live Public Auction the Real Estate on Saturday, February 3 @ 11:30am....There will be 2 open house dates to view the property on Sun. Jan. 21 (1-2) & Sun. Jan. 28 (1-2). <<< 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 one story home consists of 1008 sq. ft. of living space having 3 bedrooms, 1 1/2 baths, living room, kitchen with dining area, Plus utility room. There is an attached 12x24 garage. This home is all electric with baseboard heat. Home sets on a 60x120 city lot with city utilities.

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	0.1650 / 7,187	60x120	<b>Sr</b>	No	<b>Lot Des</b>	Level				
<b>Township</b>	Dallas	<b>Abv Gd Fin SqFt</b>	1,008	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,008	<b>Year Built</b>	1979	
<b>Age</b>	45	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Fndtn</b>	Crawl	<b># Rooms</b>	6	
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County</b>	<b>Zoning Description</b>								
<b>DIM</b>	<b>L</b>											
<b>LR</b>	18 x 12	<b>M</b>	<b>Baths</b>	Full	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup</b>	Gas	<b>No</b>	<b>Fireplace</b>	No
<b>D</b>	12 x 8	<b>M</b>	<b>B-Main</b>	1	<b>1</b>	<b>Well</b>		<b>Dryer Hookup</b>	Elec	<b>No</b>	<b>Guest Qtrs</b>	No
<b>FR</b>	x		<b>B-Upper</b>	0	<b>0</b>	<b>Sewer</b>	City	<b>Dryer Hook Up</b>		<b>No</b>	<b>Split FirPln</b>	No
<b>KT</b>	10 x 12	<b>M</b>	<b>B-Blw G</b>	0	<b>0</b>	<b>Fuel /</b>	Baseboard	<b>Disposal</b>		<b>No</b>	<b>Ceiling Fan</b>	No
<b>B</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Water Soft-Owned</b>		<b>No</b>	<b>Skylight</b>	No
<b>D</b>	x		<b>Laundry L/W</b>	6 x 7		<b>Cooling</b>	None	<b>Water Soft-Rented</b>		<b>No</b>	<b>ADA Features</b>	No
<b>M</b>	14 x 10	<b>M</b>						<b>Alarm Sys-Sec</b>		<b>No</b>	<b>Fence</b>	
<b>2B</b>	12 x 10	<b>M</b>						<b>Alarm Sys-Rent</b>		<b>No</b>	<b>Golf Course</b>	No
<b>3B</b>	12 x 10	<b>M</b>						<b>Jet/Grdn Tub</b>	No	<b>No</b>	<b>Nr Wlkg Trails</b>	No
<b>4B</b>	x		<b>Garage</b>	1.0	/ Attached	/ 12 x 24	/ 288.00	<b>Pool</b>	No	<b>No</b>	<b>Garage Y/N</b>	Yes
<b>5B</b>	x		<b>Outbuilding</b>	None		x		<b>Pool Type</b>			<b>Opnr:</b>	No
<b>R</b>	x		<b>Outbuilding</b>			x		<b>Off Street Pk</b>				
<b>LF</b>	x		<b>Assn Dues</b>			Not Applicable						
<b>EX</b>	x		<b>Other Fees</b>									
<b>WtrType</b>			<b>Restrictions</b>									
<b>Water Features</b>			<b>Water</b>			<b>Wtr Name</b>						
			<b>Wtr Frtg</b>			<b>Channel Frtg</b>						
						<b>Lake Type</b>						

**Virtual Tours:**

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 2/3/2024 **Auction Time** 11:30  
**Auctioneer Name** Steve Ness **Auctioneer License #** AU01029310  
**Financing: Proposed** Cash, Conventional **Exemptions** **Year Taxes Payable** 2023  
**Annual Taxes** \$791.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** day of closing  
**List Office** Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 0  
**Ttl Concessions Paid** **Sold/Concession Remarks**  
**BBC** 2%

**Presented by:** Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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