

Listings as 01/25/2024

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202402455 1933 W Division Road Huntington IN 46750 Status Active LP \$0



Area Huntington County **Parcel ID** 35-08-02-200-043.702-010 **Type** Manuf. Home/Mobile
Sub None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Location **Style** One Story
School District HCS **Elem** Horace Mann **JrH** Riverview **SrH** Huntington North
Legal Description PT N SW SEC 2 1.447 AC
Directions 2 1/2 miles south of Huntington, In on St. Rd 5 to Division Rd, thence west 1 mile
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks To close out the Darlene Berry Estate, the Personal Representative is offering this property at Live On-Site PUBLIC AUCTION on Saturday, February 24 @ 11:30. There will be 2 OPEN HOUSE dates to view the property, Sunday February 11 & 18 (1:00 -2:00). The contents of the personal property in the home will also be selling Online Starting Feb. 9th until Bidding Ends Feb. 27th @ 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 home has over 2,000 sq. ft. of living space consisting of 3 bedrooms, 2 full baths, living room with wood burning fireplace plus built-in bookcase, family room with French glass doors, office area with built-in hutch, also with French glass door, dinning & breakfast area. The modern kitchen comes with island and also has a built-in dishwasher. There is a separate utility room with washer and dryer hooks ups. The home has had newer replacement windows and 4 skylights. Seller is motivated to sell and close out this Estate.

Se	Lo	Lot Ac/SF/Dim	1.4400 / 62,726	150x410	Sr	No	Lot Des	Level, Wooded					
Township		Lancaster	Abv Gd Fin SqFt	2,016	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,016	Year Built	2000	
Age		24	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl	# Rooms	9		
Room Dimensions		Inside City Limits	City Zoning		County		Zoning Description						
DIM		L											
LR	12 x 16	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	Yes	
D	12 x 16	M	B-Main	2	0	Well	Private	Dryer Hookup	Elec	No	Guest Qtrs	No	
FR	11 x 12	M	B-Upper	0	0	Sewer	Septic	Dryer Hook Up		No	Split FirPln	No	
KT	12 x 13	M	B-Blw G	0	0	Fuel /	Electric, Forced Air	Disposal		No	Ceiling Fan	No	
B	9 x 10	M	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No	
D	x		Laundry L/W	6 x 7		Cooling	Central Air	Water Soft-Rented		No	ADA Features	No	
M	12 x 14	M						Alarm Sys-Sec		No	Fence		
2B	11 x 10	M						Alarm Sys-Rent		No	Golf Course	No	
3B	11 x 12	M						Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4B	x		Garage	/	/	x	/	Pool	No		Garage Y/N	No	
5B	x		Outbuilding	None		x		Pool Type			Opnr:	No	
R	x		Outbuilding			x		Off Street Pk					
LF	x		Assn Dues			Not Applicable		FIREPLACE	Family Rm				
EX	x		Other Fees										
WtrType		Restrictions											
Water Features		Water		Wtr Name		Channel Frtg							
		Wtr Frtg		Lake Type									

Virtual Tours:

Auction Yes **Auction Reserve Price \$** **Auction Date** 2/24/2024 **Auction Time** 11:30
Auctioneer Name Steve Ness **Auctioneer License #** AU01029310
Financing: Proposed Cash, Conventional **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$328.00 **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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