

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202414826 447 Mayne Street Huntington IN 46750 Status Active LP \$100,200



Area Huntington County Parcel ID 35-05-14-300-094.100-005 Type Site-Built Home  
 Sub None Cross Street Indiana Bedrms 3 F Baths 1 H Baths 1  
 Location City/Town/Suburb Style One and Half Story  
 School District HCS Elem Lincoln JrH Crestview SrH Huntington North  
 Legal Description Lot Number Nine (9) in RC Mayne's Third Addition to the City of Huntington, Indiana  
 Directions Take Jefferson St. to Indiana and turn left on Mayne. House is on the right.  
 Inside City Limits City Zoning County Zoning Zoning Description

**Remarks** \*\*\*All offers must be submitted ONLINE. The highest offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). The highest offer will be reviewed Wed. May 22 @ 3:00 pm. There will be two viewing dates held on Sun. May 12 from (1-2) and Sun. May 19 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 is an excellent and well maintained home. Big living room, dining room, entry way and den. 3 bed, 1.5 bath home. Excellent 2 car garage out back with bonus room upstairs. Wonderful and well-maintained yard and gazebo. Newer water heater, furnace and vinyl siding in last 10 years. New roof in 2019. \*\*\*This property is listed at the Assessed Value and may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

Se	Lo	Lot Ac/SF/Dim	0.1400 / 6,098	50 x 125	Sr	No	Lot Des	Level, 0-2.9999				
Township	Huntington	Abv Gd Fin SqFt	2,014	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,014	Year Built	1900	
Age	12	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl	# Rooms	6		
Room	Dimensions	Inside City Limits	City Zoning	County	Zoning Description							
	DIM	L										
LR	12 x 15	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
D	13 x 13	M	B-Main	0	1	Well		Dryer Hookup	Elec	No	Guest Qtrs	No
FR	x		B-Upper	1	0	Sewer	City	Dryer Hook Up		No	Split FirPln	No
KT	13 x 9	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal		No	Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight	No
D	11 x 13	M	Laundry L/W	23x 9		Cooling	Central Air, Wall AC	Water Soft-Rented		No	ADA Features	No
M	12 x 16	U	AMENITIES	Tub/Shower Combination, Formal Dining Room				Alarm Sys-Sec		No	Fence	Wood
2B	13 x 9	U						Alarm Sys-Rent		No	Golf Course	No
3B	8 x 13	U						Jet/Grdn Tub		No	Nr Wlkg Trails	No
4B	x		Garage	2.0	/ Detached	/	24 x 10 / 240.00	Pool		No	Garage Y/N	Yes
5B	x		Outbuilding	None		x		Pool Type			Opnr:	No
R	x		Outbuilding			x		Off Street Pk		Yes		
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Microwave, Range-Gas, Water Heater Gas			
EX	x		Other Fees					FIREPLACE	None			
WtrType	Restrictions											
Water Features	Water	Wtr Name										
	Wtr Frtg	Channel Frtg										
	Lake Type											

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 4/30/2024 Auction Time 3:00 pm  
 Auctioneer Name Justin Wall Auctioneer License # Au  
 Financing: Proposed Cash, Conventional, FHA, USDA, VA Exemptions Disabled Vet, Over 65 Year Taxes Payable 2024  
 Annual Taxes \$716.40 Is Owner/Seller a Real Estate Licensee No Possession DOC  
 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 3%

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

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