


Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202415695	320 Sparks Street	Markle	IN 46770	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-07-01-100-042.200-015	<b>Type</b> Site-Built Home	<b>Sub</b> None	<b>Bedrms</b> 2 <b>F Baths</b> 1 <b>H Baths</b> 0
	<b>Location</b>	<b>Style</b> One Story		<b>School District</b> HCS Elem Salamonie JrH Riverview SrH Huntington North	
	<b>Legal Description</b> 015-00422-00 PT NE NE SEC .478 AC AND PT NE NE 29x233.68 FT SEC 1 .077AC AND				
	<b>Directions</b> Hwy 224 towards Markle, turn south on W. Morse rd, turn north onto W. Sparks st. House is on the left.				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>	

**Remarks** This 1 story home having 1144 sq. ft , 2 bedrooms, detached garage all sitting on 1.6 Acres will be offered at Live Public Auction on Sat. June 1 @ 11:30. There will be 2 open houses to view the property Thursday, May 16 (5-6) & Sun. May 19 (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.>>>Don't find that this property sold for a price that you would gladly given. So come prepared to buy.

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b> 1.6130 / 70,262 106x210	<b>Sr</b> No	<b>Lot Des</b> Irregular
<b>Township</b> Rock Creek	<b>Abv Gd Fin SqFt</b> 1,144	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,144
<b>Age</b> 69	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Aluminum,	<b>Fndtn</b> Crawl
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County</b>	<b>Zoning Description</b>
<b>DIM</b> L				
<b>LR</b> 13 x 19 M	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas No	<b>Fireplace</b> No
<b>D</b> 9 x 17 M	<b>B-Main</b> 1 0	<b>Well</b>	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b> No
<b>FR</b> x	<b>B-Upper</b> 0 0	<b>Sewer</b> City	<b>Dryer Hook Up</b> No	<b>Split FirPln</b> No
<b>KT</b> 9 x 16 M	<b>B-Blw G</b> 0 0	<b>Fuel /</b> Gas	<b>Disposal</b> No	<b>Ceiling Fan</b> No
<b>B</b> x	<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Water Soft-Owned</b> No	<b>Skylight</b> No
<b>D</b> x	<b>Laundry L/W</b> 7 x 7	<b>Cooling</b> None	<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>M</b> 13 x 13 M			<b>Alarm Sys-Sec</b> No	<b>Fence</b>
<b>2B</b> 9 x 16 M			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>3B</b> x			<b>Jet/Grdn Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>4B</b> x	<b>Garage</b> 1.0 / Detached / 10 x 18 / 180.00		<b>Pool</b> No	<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** 6/1/2024 **Auction Time** 11:30 am  
**Auctioneer Name** Steve Ness **Auctioneer License #** AU01029310  
**Financing: Proposed** Cash, Conventional **Exemptions** **Year Taxes Payable** 2023  
**Annual Taxes** \$520.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** at 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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