

Listings as of 05/23/2024

**Property Type** LOTS AND LAND      **Status** Active      **Auction** Yes  
**MLS #** 202418401      1932 Hawk Spring Court      Huntington      IN 46750      **Status** Active      **LP** \$0



**Area** Huntington County      **Parcel ID**  
**Sub** None      **Cross Street**  
**School District** HCS Elem Andrews      JrH Riverview      **SrH** Huntington North  
**Legal Description** 014-07726-49 PT N NE SEC 29 27.09 A (FOREST RESERVE 25.16 A)  
**Directions** 9 South of Huntington 1.3 miles to 200 North, thence West .1 mile to Hunters Ridge Dr, thence South .3 miles to Hawk Spring Drive

**Remarks** This property will be offered in 2 tracts individually, or as a whole unit, at LIVE ON-SITE Auction Sat. June 22 at 11:30. There will be 2 inspections dates to view the property, Sun June 9 (1-2) & Sun. June 16 (1-2)..... TRACT # 1: Consists of 14+/- acres with 2 access roads. There is an entry from Hawk Springs Ct and also from 200 n. The property is mostly wooded with a gravelled area.....TRACT # 2: Consists of 13+/- acres of mostly wooded area, they will also have an access from Hawk Springs Ct..... <<< 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.>>> \*\*\*NOTE: This property is inside the city limits and hunting is restricted to non-firearms only. The wildlife includes deer, turkey, rabbit, squirrels, coyote and much more. This property lends itself to be developed into more high-end housing or a private estate. The location is minutes away from schools, shopping and entertainment. This property is in the Classified Forest Program.

**Sec** Lot      **Lot Ac/SF/Dim** 27.0000 / 1,176,120 / irregular

**Inside City Limits**      **City Zoning**  
**County**  
**Zoning Description**

**Parcel Desc** Partially Wooded, Rolling      **Platted Development** No      **Platted Y/N** No  
**Township** Huntington      **Date Lots Available**  
**Type Use** Residential, Camp/RV with      **Road Access** County      **Road Surface** Asphalt      **Price per Acre** \$0.00      **Road Frontage** County

**Type Water** Available      **Well Type**  
**Type Sewer** Available      **Water Frontage**  
**Type Fuel** None      **Assn Dues** Not Applicable  
**Electricity** Available      **Other Fees**

**DOCUMENTS AVAILABLE** Aerial Photo, Legal Description, Zoning

**Virtual Tours:**

**Miscellaneous**

**Impvmt Type**  
**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**Water Name**      **Lake Type**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Water Features**

**Financing: Proposed**      **Exemption**      **Year Taxes Payable** 2023  
**Annual Taxes** \$296.00      **Is Owner/Seller a Real Estate Licensee** No      **Possession** closing  
**List Office** Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**  
**Total 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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