


Property Type RESIDENTIAL Status Active Auction Yes

<b>MLS #</b> 202426692	430 W 12th Street	Warren	IN 46792	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-12-20-200-056.800-017	<b>Type</b> Manuf. Home/Mobile	<b>Sub</b> Other	<b>Cross Street</b>
<b>Location</b>	<b>Style</b> One Story	<b>Bedrms</b> 3	<b>F Baths</b> 2	<b>H Baths</b> 0	
<b>School District</b> HCS	<b>Elem</b> Salamonie	<b>JrH</b> Riverview	<b>SrH</b> Huntington North		
<b>Legal Description</b>	021-00568-00 N WARREN GOODS 1ST ADD W 1/4 LOT 4				
<b>Directions</b>	IN-5 S into Warren. Turn left onto W 12th St. Home will be on your left.				
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>		

**Remarks** This sale includes 3 parcels 35-12-20-200-056.800-017, 35-12-20-200-057.000-017 and 35-12-20-200-057.200-017. This property will be offered at LIVE PUBLIC AUCTION on Sat. Aug. 17 @ 9:30, with two open house dates to view the property on Sun. Aug. 4 (1-2pm) and Sun. Aug. 11 (1-2pm). The contents of the personal property in the home will also be selling online, watch for details. <<< 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 3 bedroom, 2 bath ranch home with detached 3 car garage situated on 1.25 acres. 1572 sq ft featuring an enclosed sun porch looking out over the spacious backyard, and additional space being used as a recreation room. Convenient location to the charming town of Warren and Salamonie Elementary School.

<b>Se</b>	<b>Lo</b>	<b>Lot Ac/SF/Dim</b>	1.2500 / 54,450	165x360	<b>Sr</b> No	<b>Lot Des</b> Partially Wooded			
<b>Township</b> Salamonie	<b>Abv Gd Fin SqFt</b> 1,572	<b>Below Gd Fin SqFt</b> 0		<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,572	<b>Year Built</b> 1989			
<b>Age</b> 35	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<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> 25 x 15	M	<b>Baths</b> Full	<b>Half</b>	<b>Water</b> CITY	<b>Dryer Hookup</b> Gas	No	<b>Fireplace</b>	No	
<b>D</b> 12 x 10	M	<b>B-Main</b> 2	0	<b>Well</b>	<b>Dryer Hookup</b> Elec	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> 12 x 12	M	<b>B-Blw G</b> 0	0	<b>Fuel /</b> Propane	<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> 8 x 5		<b>Cooling</b> Central Air	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>M</b> 12 x 12	M				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
<b>2B</b> 13 x 9	M				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>3B</b> 12 x 10	M				<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>4B</b> x		<b>Garage</b> 3.0 / Detached	/ 24 x 48 / 1,152.0	<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> 9 x 18	M	<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:

<b>Auction</b> Yes	<b>Auction Reserve Price</b> \$	<b>Auction Date</b> 8/17/2024	<b>Auction Time</b> 9:30
<b>Auctioneer Name</b> Andy Eckert	<b>Auctioneer License #</b> AU10700015		
<b>Financing: Proposed</b> Cash, Conventional	<b>Exemptions</b>	<b>Year Taxes Payable</b> 2023	
<b>Annual Taxes</b> \$509.00	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> day of closing	
<b>List Office</b> Ness Bros. Realtors & Auctioneers - Off: 260-356-3911			

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

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

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