

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202431932 5715 W 1200 N - 35 Huntington IN 46787 Status Active L \$335,900



Area Huntington County **Parcel ID** 35-02-06-200-051.201-001 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
Location **Style** Two Story
School District HCS **Elem** Flint Springs **JrH** Riverview **SrH** Huntington North
Legal Description 001-00512-01 FR PT N NW SEC 6 3.61A
Directions From Huntington go north on Hwy 5 toward South Whitley, turn right (north) onto HWY 114, property is on the right.
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks COMING SOON 8/28/24: This is an ONLINE Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. MINIMUM starting bid is \$200,000. The highest offer will be reviewed Wednesday, September 11 after 3:00 pm. There will be 2 Open House dates held on Thurs. Sept. 5 (5-6 pm) and Sun. Sept. 8 (1-2 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 is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. Don't miss out on the opportunity to own this one-of-a-kind property! Nestled on a sprawling 3.61-acre lot, this property offers over 3,000 square feet of open concept living with the serenity of rural living. Inside you'll find 4 spacious bedrooms, 2 full baths, and a kitchen showcasing site-built cabinets and a 6-range stove. Step outside and enjoy your own in-ground 12-foot deep pool, complete with a newer pool pump, drained and cleaned this June and ready for a fresh fill of water from the new well in 2022. Attached 2 Car Garage is 24 x 44 with mudroom and the 40 x 30 detached 2 car garage is equipped with an oil pit. Property has a new septic and drain tile installed in 2022 as well. With efficiency and sustainability in mind, the home has a closed loop geothermal system, thermopane windows, two water heaters with updated electrical and siding. Originally designed for a dentist, the property includes a professional lab located in the back of the home, complete with a casting room, stove, and specialized equipment. This versatile space is also perfect for artisans, jewelers, hobbyists, or anyone in need of a dedicated workshop or creative studio. The possibilities are endless! ***This property is LISTED AT 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	3.6100 / 157,252	840 x 170 aprox	Sr	No	Lot Des	3-5.9999				
Township	Clear Creek	Abv Gd Fin SqFt	3,096	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,096	Year Built	1859	
Age	165	New No		Date Complete		Ext	Vinyl	Fndtn	Unfinished	# Rooms	10	
Room Dimensions	Inside City Limits	City	County	Zoning Description								
DIM	L											
L	29 x 17	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	No
D	x		B-Main	1	0	Well	Private	Dryer Hookup Elec	No		Guest Qtrs	No
F	32 x 14	M	B-Upper	1	0	Sewer	Septic	Dryer Hook Up	No	No	Split FirPln	No
K	13 x 13	M	B-Blw G	0	0	Fuel /	Hot Water	Disposal	No		Ceiling Fan	No
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No		Skylight	No
D	24 x 11	M	Laundry L/W	10x 9		Cooling	Geothermal	Water Soft-Rented	No		ADA Features	No
M	20 x 13	U	AMENITIES	Main Floor Laundry								
2	17 x 13	U										
3	16 x 13	U										
4	17 x 13	U	Garage	4.0 / Attached	/ 44 x 24 /	1,056.0	Pool	Yes			Garage Y/N	Yes
5	x		Outbuilding	2nd Detached	40 x 30							
R	x		Outbuilding	Shed	10 x 12	120	Pool Type	Below Ground		Opnr:	No	
LF	x		Assn Dues	Not Applicable			Off Street Pk					
E	x		Other Fees									
WtrType	Restrictions											
Water Features	Water	Wtr Name										
	Wtr Frtg	Channel Frtg										
		Lake Type										

Virtual Tours:

Auction Yes **Auction Reserve Price** \$ **Auction Date** 8/21/2024 **Auction Time** 3:00 pm
Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833
Financing: Proposed **Exemptions** **Year Taxes Payable** 2024
Annual Taxes \$2,242.8 **Is Owner/Seller a Real Estate Licensee** No **Possession** Day of Closing
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Ttl Concessions Paid **Sold/Concession Remarks**
Seller Concessions Offer Y/N **Seller Concession Amount \$**

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

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