

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202433385 5093 N Old Fort Wayne Huntington IN 46750 Status Active L \$0



Area Huntington County **Parcel ID** 35-06-06-400-060.301-018 **Type** Site-Built Home
Sub None **Cross Street** Us 24 **Bedrms** 3 **F Baths** 3 **H Baths** 1
Location Rural **Style** One and Half Story
School District HCS **Elem** Roanoke **JrH** Crestview **SrH** Huntington North
Legal Description PT SE SEC 5 & 6 Containing 5.58 Acres
Directions 3 miles East of Huntington, In. on US 24 to N. Old Ft Wayne Rd., Thence North 1/8 mile - OR - 5 miles south west of
Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Welcome to this stunning Custom-built home by Star Builders setting on 5+ acres with a walk-out fully finished basement and many extra features like Harlan cabinets, quartz countertop, gas fireplace, 3 beds & 3 1/2 baths. Beautiful 1 acre pond with beach area & gazebo PLUS a 40x64 Barn with Horse Facilities incl. 3 box stalls, automatic waters, tack room, bath and fenced pastures. This Country Home will be offered at a LIVE ON-SITE AUCTION on Sat. Sept 28 @ 11:30.. There will be Three Open Houses to view this one-of-a-kind gem on Sunday's Sept 8 & 15 (1-2) & Wed Sept 11 (5-6). <<< 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.>>> So come prepared to bid, don't find out that this property sold for a price that you would have gladly given.

Se	Lo	Lot Ac/SF/Dim	5.5800 / 243,065	irreg	Sr	No	Lot Des	Rolling, 3-5.9999
Township Union		Abv Gd Fin SqFt 2,640	Below Gd Fin SqFt 924	Ttl Below Gd SqFt 924	Ttl Fin SqFt 3,564	Year Built 1993		
Age 31	New No	Date Complete	Ext Brick, Cedar,	Fndtn Full Basement, Walk-Out Basement, Finished	# Rooms 8			
Room Dimensions		Inside City Limits	City	County	Zoning Description			
DIM	L							
L 17 x 18	M	Baths Full Half	Water WELL	Dryer Hookup Gas	No	Fireplace	Yes	
D x		B-Main 1 1	Well Private	Dryer Hookup Elec	No	Guest Qtrs	No	
F 27 x 32	L	B-Upper 1 0	Sewer Septic	Dryer Hook Up	No	Split FirPln	No	
K 13 x 20	M	B-Blw G 1 0	Fuel / Geothermal, Propane Tank Rented	Disposal	No	Ceiling Fan	No	
B x		Laundry Rm Main	Heating	Water Soft-Owned	Yes	Skylight	No	
D x		Laundry L/W 8 x 7	Cooling Geothermal	Water Soft-Rented	No	ADA Features	No	
M 13 x 17	M	AMENITIES Attic-Walk-up, Built-In Entertainment Ct, Ceiling		Alarm Sys-Sec	No	Fence	Vinyl	
2 14 x 14	U	-Cathedral, Closet(s) Walk-in, Main Level Bedroom Suite		Alarm	No	Golf Course	No	
3 11 x 14	U			Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4 x		Garage 2.0 / Attached / 27 x 20 / 540.00		Pool	No	Garage Y/N	Yes	
5 x		Outbuilding Garden Shed 12 x 20		Pool Type		Opnr:	No	
R 10 x 20	L	Outbuilding Horse 40 x 64 2560		Off Street Pk				
LF 10 x 18	U	Assn Dues Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer -Gas, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned				
E 12 x 18	M	Other Fees		FIREPLACE Living/Great Rm				
WtrType	Restrictions		Wtr Name					
Water Features	Water	Wtr Frtg	Channel Frtg					
			Lake Type					

Virtual Tours:

Auction Yes **Auction Reserve Price \$** **Auction Date** 9/28/2024 **Auction Time** 11:30
Auctioneer Name Steve Ness **Auctioneer License #** AU01029310
Financing: Proposed Cash, Conventional **Exemptions** Geothermal, Homestead **Year Taxes Payable** 2024
Annual Taxes \$3,047.0 **Is Owner/Seller a Real Estate Licensee** Yes **Possession** Day of 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**
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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