

Listings as of 11/06/2024

Property Type LOTS AND LAND	Status Active	Auction Yes
MLS # 202443136	TBD 300 S	Huntington IN 46750
Area Huntington County	Parcel ID 35-08-19-200-038.600-010	Type Agricultural Land
Sub None	Cross Street	Lot #
School District HCS Elem	Salamonie	JrH Riverview
Legal Description SW Pt NW Sec 19 in Lancaster Twp. Huntington Co. Indiana	SrH Huntington North	
Directions 5 miles south of Huntington, In on St Rd 9 to Co Rd 300 S....Farm lays on the southeast corner of St Rd 9 & 300 S		



Remarks This 87 Acre Farm is located 5 miles south of Huntington on St. Rd 9 to Co. Rd. 300 S.. is being offered at LIVE Public Auction on Tuesday, December 3 @ 5:30. Auction will be held at American Legion Post 85 @ 1410 S. Jefferson St. Huntington, In. THIS IS A LIVE IN-PERSON AUCTION BEING SIMULCAST FOR ONLINE -BIDDERS <<< 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.>>> The 87 Acres will be offered as follows: TRACT #1 (47 Acres) TRACT #2 (40 Acres) TRACT #3 (Combination of Tracts 1 & 2). Come prepared to buy...Seller is motivated to sell. ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property may sell at , above, or below listed price depending on the outcome of the auction bidding.***

Sec Lot	City Zoning	Lot Ac/SF/Dim 87.0000 / 3,789,720 / irregular
Inside City Limits		
County		
Zoning Description		
Parcel Desc Partially Wooded, Flood Plain	Platted Development No	Platted Y/N Yes
Township Lancaster	Date Lots Available	Price per Acre \$0.00
Type Use Agriculture	Road Access County	Road Surface Asphalt
		Road Frontage County
Type Water None	Well Type	Easements No
Type Sewer None		Water Frontage
Type Fuel None		Assn Dues Not Applicable
Electricity None		Other Fees
		DOCUMENTS AVAILABLE Plat Map
Virtual Tours:		
Miscellaneous		
Impvmt Type		
Strctr/Bldg Imprv No		
Can Property Be Divided? No		
Water Name	Lake Type	
Water Frontage	Channel Frontage	Water Access
Water Features		
Financing: Proposed	Exemption	Year Taxes Payable 2024
Annual Taxes \$1,849.00	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		
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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