

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202448255 3729 E 850 N Roanoke IN 46783 Status Active L \$177,300



Area Huntington County Parcel ID 35-01-22-400-048.200-006 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 0
 Location Style One Story
 School District HCS Elem Roanoke JrH Crestview SrH Huntington North
 Legal Description 004-00482-00 PT N SE SEC 22 13.60A
 Directions From Old Roanoke Rd, west on 850 N
 Inside City Limits City Zoning County Zoning Zoning Description

Remarks THIS IS A LIVE IN-PERSON AUCTION BEING SIMULCAST FOR ONLINE BIDDERS LIVE BIDDING STARTS on Thursday, January 23 @ 7:00 pm. ONLINE BIDDING Starts now and ends approximately 7:30pm or thereafter Live Bidding starts. Live Auction to be Held @ the American Legion Post #160 at 1122 N. Main St. in Roanoke, IN 46783. There will be Two OPEN HOUSES for the Two Homes: Sun. Jan. 12 (1-2) and Sun. Jan. 19 (1-2). *Tracts offered individually, combination or as a whole. <<< Special Note: 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 property is Tract # 9 and is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.*** TRACT # 1: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 2: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 3: Minimum Starting Bid is \$ 10,000. Consists of 26 +/- acres of Tillable Land. TRACT # 4: Minimum Starting Bid is \$ 100,000. Consists of 4 Bedroom Country Home on 3 +/- acres with 36 x 60 Pole Barn. MLS Listed address is 8384 N Old Fort Wayne Rd. TRACT # 5: Minimum Starting Bid is \$ 5,000. Consists of 4.5 +/- acre Building Site. TRACT # 6: Minimum Starting Bid is \$ 5,000. Consists of 4.5 +/- acre Building Site. TRACT # 7: Minimum Starting Bid is \$ 10,000. Consists of 21 +/- acres of Tillable Land. TRACT # 8: Minimum Starting Bid is \$ 10,000. Consists of 21 +/- acres of Tillable Land. TRACT # 9: Minimum Starting Bid is \$ 50,000. Consists of 3 Bedroom Country Home on 13.6 +/- acres with Pond and 23 x 38 Barn.

Se	Lo	Lot Ac/SF/Dim	13.600 / 592,416	1310 x 491	Sr	No	Lot Des	Heavily Wooded
Township		Jackson	Abv Gd Fin SqFt 2,175	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 500	Ttl Fin SqFt 2,175	Year Built 1900	
Age	124	New No	Date Complete	Ext Vinyl	Fndtn	Partial Basement	# Rooms 8	
Room Dimensions		Inside City Limits	City	County	Zoning Description			
DIM		L						
L	16 x 16	M	Baths Full Half	Water	WELL	Dryer Hookup Gas	No	Fireplace No
D	12 x 10	M	B-Main 1 0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs No
F	12 x 24	M	B-Upper 0 0	Sewer	Septic	Dryer Hook Up	No	Split FirPln No
K	12 x 20	M	B-Blw G 0 0	Fuel /	Gas, Forced Air	Disposal	No	Ceiling Fan No
B	x		Laundry Rm Main	Heating		Water Soft-Owned	No	Skylight No
D	x		Laundry L/W x	Cooling	None	Water Soft-Rented	No	ADA Features No
M	11 x 10	U	AMENITIES	Dryer Hook Up Electric		Alarm Sys-Sec	No	Fence
2	11 x 10	U				Alarm	No	Golf Course No
3	12 x 18	U				Jet/Grdn Tub	No	Nr Wlkg Trails No
4	x		Garage /	/	x /	Pool	No	Garage Y/N No
5	x		Outbuilding Barn	40 x 20		Pool Type		Opnr: No
R	x		Outbuilding Outbuilding	24 x 24	576	Off Street Pk		
LF	x		Assn Dues	Not Applicable				
E	x		Other Fees					
WtrType		Restrictions						
Water Features		Water	Wtr Name					
		Wtr Frtg	Channel Frtg					
			Lake Type					

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$ Auction Date 12/30/2024 Auction Time 7:00

Auctioneer Name J. Kyle Ness Auctioneer License # AU103000027

Financing: Proposed Exemptions Year Taxes Payable 2024

Annual Taxes \$1,195.6 Is Owner/Seller a Real Estate Licensee No Possession 15 DAC

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date Closing Date Selling Price How Sold CDOM 1

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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