

Property Type	RESIDENTIAL	Status	Active	Auction	Yes
MLS #	201830108	Address	1330 Evergreen Road	City	Huntington IN 46750
Area	Huntington County	Parcel ID	35-05-26-200-023.901-004	Status	Active
Sub	None	Cross Street	Waterworks Rd	Bedrms	3
Location		Style	One Story	F Baths	2
School District	HCS Elem	JrH	Riverview	SrH	Huntington North
Legal Description	A part of section 26 in Huntington Twp. Indiana containing 7.72 Acres				
Directions	Take state rd 5 south of Huntington, 1/2 mile to Waterworks Rd, thence west to Evergreen Rd				



Remarks This property setting on 7.72 Acres with 2 Acre Pond & Ranch Home is being offered at PUBLIC AUCTION on Thurs. Aug 9 @ 4:30pm and may sell BELOW or ABOVE the assessed value. There are 3 open house dates to view the property, Sun July 22 & 29 (1-2) and Tues. July 31 (5-6)...seller is moving into a retirement community....so come prepared to buy. Very well kept property!!!

Sec 26	Lot	Zoning	A Agricultural District	Lot Ac/SF/Dim	7.7200 / 336,283 537 x 626	Src Y	Lot Des	Partially Wooded,	
Township	Huntington	Abv Gd Fin SqFt	1,416	Below Gd Fin SqFt	0	Ttl Fin SqFt	1,416	Year Built	1994
Age	24	NewNo		Ext	Vinyl	Fndtn	Crawl	# Rooms	6
Date Complete		Wtr Name		Channel Frtg		Lake Type			
Room Dimensions	DIM	L							
LR	13 x 16	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas No
DR	x		B-Main	2	0	Sewer	Septic	Dryer Hookup	Elec No
FR	x		B-Upper	0	0	Fuel /	Geothermal	Dryer Hook Up	Gas/Elec No
KT	13 x 16	M	B-Blw G	0	0	Heating		Disposal	No
BK	x		Cooling			Geothermal		Water Soft-Owned	Yes
DN	x		Laundry Rm	Main		x		Water Soft-Rented	No
MB	13 x 14	M						Alarm Sys-Sec	No
2B	11 x 11	M						Alarm Sys-Rent	No
3B	10 x 13	M						Jet/Grdn Tub	No
4B	x		Garage	2.0	/ Attached	/ 24 x 24	/ 576.00	Pool	No
5B	x		Outbuilding	None		x		Pool Type	
RR	x		Outbuilding			x		Off Street Pk	No
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher, Water Heater Electric, Water Softener -Owned
EX	x		Other Fees					FIREPLACE	None
WtrType			Restrictions						
Water Features	Pond	Water Access	Pond	Wtr Name		Channel Frtg		Lake Type	

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	8/9/2018	Auction Time	9:30 am
Auctioneer Name	Steve Ness	Auctioneer License #	AU01029310				
Financing: Proposed	Cash, Conventional	Exemptions	Homestead	Year Taxes Payable	2018		
Annual Taxes	\$1,606.84	Is Owner/Seller a Real Estate Licensee	No	Possession	15 DAC		
List Office	Real Living Ness Bros - Offc.: 260-356-3911						

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0 Yes

Ttl Concessions Paid **Sold/Concession Remarks**
 Presented by: C.J. Woodman - Off: 260-459-3911 / Real Living Ness Bros - Offc.: 260-459-3911
 Information is deemed reliable but not guaranteed.