

Listings as of 02/08/2019

Property Type LOTS AND LAND **Status** Active **CDOM** 10 **DOM** 10 **Auction** Yes
MLS # 201903176 **TBD** 1100 N **Roanoke** **IN** 46783 **Status** Active **LP** \$400,000



Area Huntington County **Parcel ID** 35-01-08-100-018.200-006 **Type** Agricultural Land
Sub None **Cross Street** County Rd 200 E **Lot #**
School District HCS Elem Roanoke **JrH** Crestview **SrH** Huntington North
REO No **Short Sale** No
Legal Description SW PT W PT NE SEC 8 Containing 78.2 Acres
Directions 1 Mile north of Roanoke, turn on US 24 to Co. Rd 1100 N, thence west 3 miles

Remarks This farm land is being offered at Public Auction on March 5 at 6:30 pm. Total of 72 Acres with approximately 60 tillable acres, balance in woodland. Auction will be held at Cottage event Center in Roanoke, IN. The Property may sell below, at or above the listed price depending on the outcome of the auction bidding.

Agent Remarks For complete details of Agent BAC, review and complete the broker participation form which is available as an attachment. This property may sell for more or less than the listed price depending on the outcome of the auction bidding.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 72.2000 / 3,145,032 / irregular
Parcel Desc Partially Wooded, Tillable **Platted Development** No **Platted Y/N** Yes
Township Jackson **Date Lots Available** **Price per Acre** \$5,540.17
Type Use Agriculture **Road Access** County **Road Surface** Asphalt **Road Frontage** County
Type Water None **Easements** No
Type Sewer None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map, Zoning

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Steve Ness **Auctioneer License #** AU 01029310
Owner Name
Financing: Existing None **Proposed** Cash, Conventional **Excluded Party** None
Annual Taxes \$1,750.88 **Exemption** **Year Taxes Payable** 2018 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** DOC
List Office Ness Bros. Realtors & Auctioneers - Offc.: 260-356-3911 **List Agent** Steve Ness - Off: 260-356-3911
Agent ID RB14009377 **Agent E-mail** steveness@nessbros.com
Co-List Office **Co-List Agent**
Showing Instr land go anytime
List Date 1/29/2019 **Exp Date** 7/8/2019 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 10
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: C.J. Woodman / Ness Bros. Realtors & Auctioneers
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