

Listings as 07/17/2025

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202527951	7445 S state 327 Road	Hudson	IN 46747	Status Active	L \$241,200
	Area Steuben County	Parcel ID 76-12-32-000-006.000-014		Type Site-Built Home	
	Sub None	Cross Street		Bedrms 3	F Baths 2 H Baths 1
	Location Rural	Style One and Half Story			
	School District PHC	Elem Prairie Heights	JrH Prairie Heights	SrH Prairie Heights	
	Legal Description Pt Se1/4 Nw1/4 Sec 32 5A Per Deed				
	Directions North on I-69 from Fort Wayne then take Exit 340 for Hwy 4 turn West till you reach Hwy 327 and turn north property				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks The Seller is offering this property is 2 Tracts individually or as a whole unit. TRACT # 1 Consists of a one-of-a-kind home siting on 2.5 +/- acres and offers privacy, character and potential. Step into a grand entrance that boasts cathedral ceilings, an open staircase and a sunlit great room. The spacious dining and kitchen area features large windows to overlook the serene country views. Upstairs you'll find the primary suite, two bedrooms, a large loft, and bonus room. Enjoy the outdoors from your deck or relax in your 20x40 in-ground pool. New well pump and pressure tank 2024. Appliances included but not warranted. The MINIMUM starting bid is \$100,000. TRACT # 2 Consists of 2.5 +/- acres of vacant land for a new home to be built and enough room to add a pole building or pond. The MINIMUM starting bid is \$10,000. This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. Seller is Relocating and will review the Highest Offer on Thursday, August 7 @ 3pm. There will be Two Open House dates to view the property on Sun. July 27 (1-2 pm) and Sun. Aug. 3 (1-2 pm). *** 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 Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. *** Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.

Se	Lo	Lot Ac/SF/Dim	5.0000	/	217,800	472 X 461	Sr	No	Lot Des	Level				
Township	Salem	Abv Gd Fin SqFt	2,906	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,632	Ttl Fin SqFt	2,906	Year Built	1900			
Age	125	New	No	Date Complete		Ext	Vinyl	Fndtn	Full Basement, Unfinished	# Rooms	8			
Room	Dimensions	Inside City Limits	City	County	Zoning Description									
	DIM	L												
L	27 x 19	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes			
D	18 x 13	M	B-Main	1	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No			
F	x		B-Upper	1	1	Sewer	Septic	Dryer Hook Up	No	Split FlrPln	No			
K	20 x 20	M	B-Blw G	0	0	Fuel /	Baseboard, Hot Water	Disposal	No	Ceiling Fan	Yes			
B	x		Laundry Rm	Baseme		Heating		Water Soft-Owned	Yes	Skylight	No			
D	x		Laundry L/W	x		Cooling	None	Water Soft-Rented	No	ADA Features	No			
M	15 x 13	U	AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceiling-Cathedral,			Alarm Sys-Sec	No	Fence	Metal				
2	15 x 11	U		Ceiling Fan(s), Countertops-Stone, Dryer Hook Up Electric,			Alarm	No	Golf Course	No				
3	15 x 10	U		Foyer Entry, Kitchen Island, Porch Open, Range/Oven Hook			Jet/Grdn Tub	No	Nr Wlkg Trails	No				
4	x		Garage	3.0	/ Detached	/	40 x 24 / 960.00	Pool	Yes	Garage Y/N	Yes			
5	x		Outbuilding	None		x		Pool Type	Below Ground	Opnr:	No			
R	19 x 9	U	Outbuilding			x		Off Street Pk	No					
LF	19 x 9	U	Assn Dues	Not Applicable			SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Built-In Gas Grill, Pool Equipment, Range-Gas, Water Softener-Owned						
E	x		Other Fees				FIREPLACE	Kitchen, Living/Great Rm						
WtrType			Restrictions											
Water Features			Water				Wtr Name							
			Wtr Frtg				Channel Frtg							
							Lake Type							

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 7/17/2025	Auction Time 3:00 pm
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 1115.62	
Annual Taxes \$2,024.0	Is Owner/Seller a Real Estate Licensee No	Possession 60 Days After Closing	
List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911			

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

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