

Listings as of 09/01/2025

Property Type LOTS AND LAND**Status** Active**Auction** Yes

MLS # 202531064	8584 S 600 W	Warren	IN 46792	Status Active	LP \$0
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Area Huntington County **Parcel ID** 35-10-13-400-038.900-020 **Type** Agricultural Land
Sub None **Cross Street**
School District HCS Elem Salamonie JrH Riverview **SrH** Huntington North
Legal Description a part of N SE SEC 13 in Wayne Twp. Huntington County, In.
Directions 10 miles south of Huntington, In on St. Rd 9 to Co. Rd 800 S, thence east 1/2 mile to Co Rd. 600 W, thence south 1/2 mile.

Remarks The seller is offering this 65 ACRE FARM in 3 Individual Tracts. *These will not be offered in combinations, if you choose to bid on more than 1 Tract you must place a separate bid on each one.* Tract A: Consists of 1.89 Acres (previously a home site): MINIMUM STARTING BID IS \$10,000..... TRACT B: Consists of 30.48 Wooded Acres: MINIMUM STARTING BID IS \$75,000..... TRACT C: Consists of 32.67 Tillable Acres: MINIMUM STARTING BID IS \$ 100,000 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 will review the Highest Offer on Thursday, September 4 @ 3 pm. A Tract Map of farm is available. There will be an Inspection Date at the farm on Wed. August 27 (5-6) to answer any questions. <<< 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.>>> ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event.

Sec 13 Lot	City Zoning	Lot Ac/SF/Dim	65.0000 / 2,831,400 / Irregular
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Inside City Limits**County****Zoning Description****Parcel Desc** Partially Wooded, Other, Tillable**Platted Development** No**Platted Y/N** Yes**Township** Wayne**Date Lots Available****Price per Acre** \$ \$0.00**Type Use** Agriculture**Road Access** County**Road Surface** Asphalt**Road Frontage** County**Type Water** Unknown**Well Type** Unknown**Easements** Yes**Type Sewer** None**Water Frontage****Type Fuel** None**Assn Dues** Not Applicable**Electricity** None**Other Fees****DOCUMENTS AVAILABLE** Plat Map, Survey, Aerial Photo, Easements, Other**Virtual Tours:** Unbranded Virtual Tour**Miscellaneous****Impvmt Type****Strctr/Bldg Imprv** No**Can Property Be Divided?** No**Water Name****Lake Type****Water Frontage****Channel Frontage****Water Access****Water Features** None**Financing: Proposed** Cash, Conventional**Exemption****Year Taxes Payable** TBD**Annual Taxes** \$0.00**Is Owner/Seller a Real Estate Licensee**

No

Possession DOC**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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