


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202530986	3171 W 900 N Road		Trac Huntington		IN 46750		Status Active		L \$0		
	Area		Huntington County		Parcel ID		05-02-21-100-003.800-001		Type		Site-Built Home	
	Sub		None		Cross Street				Bedrms		3	
	F Baths		1		H Baths		0					
	Location		Rural		Style		One Story					
	School District		HCS		Elem		Roanoke		JrH		Crestview	
	SrH		Huntington North									
	Legal Description A PART OF PT NE Sec 21											
Directions 4 miles north of Huntington on State Road 9 to County Rd 900 N, thence west 2 1/8 miles												
Inside City Limits		City Zoning		County Zoning		Zoning Description						

Remarks Seller is moving out of state....and will be offering at "Live"- ON-SITE AUCTION the above 14.8 Acres with 2 Homes on Saturday Sept 6 @ 11: 30....There will be 2 OPEN HOUSES on Sun Aug 17 (1-2) & Sun Aug 24 (1-2) ...This is a unique property and will be offered in 2 Tracts individually or as a whole unit. Come prepared to buy.... seller is motivated to sell. THIS IS TRACT #1: Consists of Ranch home with 3 bedrooms, plus large 2 car attached garage..... TRACT #2: Has a 1 1/2 Story Home built in 1989 with 9 rooms, 4 bedrooms, 3 baths, large 2 car garage, barn, on 12 Acres with Pond. This property has all of Nature in your backyard, plus shooting range. Listed in MLS as 3173 W 900 N, Huntington.... <<< 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.>>>

Se	Lo	Lot Ac/SF/Dim		2.0000 / 87,120		Irregular		Sr	No	Lot Des		Rolling, Wooded													
Township		Clear Creek		Abv Gd Fin SqFt		1,136 Below Gd Fin SqFt		0		Ttl Below Gd SqFt		576		Ttl Fin SqFt 1,136		Year Built	1900								
Age	125	New	No	Date Complete		Ext		Vinyl		Fndtn	Slab, Partial Basement				# Rooms	7									
Room Dimensions			Inside City Limits			City		County		Zoning Description															
DIM			L																						
L	12	x	24	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No									
D		x			B-Main	1	0	Well	Shared		Dryer Hookup Elec		No	Guest Qtrs		No									
F		x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split Flrpln		No									
K	11	x	15	M	B-Blw G	0	0	Fuel /	Gas, Propane		Disposal		No	Ceiling Fan		No									
B		x			Laundry Rm	Main		Heating			Water Soft-Owned		No	Skylight		No									
D		x			Laundry L/W	8 x 9		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No									
M	11	x	14	M													Alarm Sys-Sec	No	Fence						
2	8	x	12	M													Alarm	No	Golf Course	No					
3	9	x	12	M													Jet/Grdn Tub	No	Nr Wlkg Trails	No					
4		x			Garage	2.0	/ Attached		/ 28 x 28 / 784.00		Pool		No	Garage Y/N		Yes									
5		x			Outbuilding	None		x														Pool Type		Opnr:	No
R		x			Outbuilding													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:

Auction	Yes	Auction Reserve Price \$		Auction Date	9/6/2025	Auction Time	11:30
Auctioneer Name	Steve Ness			Auctioneer License #	AU01029310		
Financing:	Proposed	Conventional		Exemptions		Year Taxes Payable	taxes TBD
Annual Taxes	\$0.00	Is Owner/Seller a Real Estate Licensee	No		Possession	day of closing	
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-356-3911						

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

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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