


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202530983	3173 W 900 N Road		Trac		Huntington		IN		46750		Status		Active		L		\$0							
	Area		Huntington County			Parcel ID		35-02-21-100-003.800-001						Type		Site-Built Home									
	Sub		None			Cross Street								Bedrms		4		F Baths		3		H Baths		0	
	Location		Rural			Style		One and Half Story																	
	School District		HCS		Elem		Roanoke		JrH		Crestview						SrH		Huntington North						
	Legal Description		PT NE SEC 21 containing 12.08 Acres																						
	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 #2: Consists of 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. TRACT #1: Ranch home with 3 bedrooms, plus large 2 car attached garage is listed in MLS as 3171 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		12.800 / 557,568		Irregular		Sr	No	Lot Des	Partially Wooded, Wooded			
Township	Clear Creek		Abv Gd Fin SqFt		2,800	Below Gd Fin SqFt		675	Ttl Below Gd SqFt	1,830	Ttl Fin SqFt	3,475	Year Built	1989
Age	36	New	No	Date Complete		Ext	Wood	Fndtn	Full Basement, Partially Finished				# Rooms	9
Room Dimensions			Inside City Limits			City		County		Zoning Description				
	DIM	L												
L	16 x 26	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	Yes		
D	12 x 12	M	B-Main	2	0	Well	Shared		Dryer Hookup Elec	No	Guest Qtrs	No		
F	11 x 17	M	B-Upper	1	0	Sewer	Septic		Dryer Hook Up	No	Split Firpln	No		
K	12 x 14	M	B-Blw G	0	0	Fuel /	Propane, Forced Air		Disposal	No	Ceiling Fan	Yes		
B	x		Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	Yes		
D	x		Laundry L/W	9 x 8		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No		
M	14 x 15	M	AMENITIES		Ceiling Fan(s), Countertops-Solid Surf, Foyer				Alarm Sys-Sec	No	Fence			
2	11 x 15	M	Entry, Garage Door Opener, Skylight(s), Main Level Bedroom						Alarm	No	Golf Course	No		
3	11 x 15	U	Suite, Main Floor Laundry						Jet/Grdn Tub	No	Nr Wlkg Trails	No		
4	13 x 14	U	Garage	2.0	/ Attached		/ 27 x 28 / 756.00		Pool	No	Garage Y/N	Yes		
5	x		Outbuilding	Barn		36 x 36		Pool Type			Opnr:	Yes		
R	25 x 27	L	Outbuilding	Barn		30 x 36 1080		Off Street Pk						
LF	x		Assn Dues		Not Applicable				SALE INCLUDES		Dishwasher, Range-Gas			
E	x		Other Fees						FIREPLACE		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	9/6/2025	Auction Time	11:30
Auctioneer Name	Steve Ness			Auctioneer License #	AU01029310		
Financing: Proposed	Cash, Conventional			Exemptions			
Annual Taxes	\$4,152.0	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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