


Listings as of 08/06/2025

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

MLS # 202531064	8584 S 600 W	Warren	IN 46792	Status Active	LP \$0
	Area Huntington County	Parcel ID 35-10-13-400-038.900-020	Type Agricultural Land		
	Sub None	Cross Street	Lot #		
	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 28.93 Wooded Acres: MINIMUM STARTING BID IS \$75,000..... TRACT C: Consists of 34.22 Tillable Acres: MINIMUM STARTING BID IS \$ 150,000 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
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
Virtual Tours:		DOCUMENTS AVAILABLE Plat Map, Survey, Aerial Photo, Easements, Other
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

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