


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202535446	3659 S Warren Road	Huntington	IN 46750	Status Active	L \$0
	Area Huntington County	Parcel ID 35-08-24-400-026.502-010	Type Manuf. Home/Mobile		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location	Style One Story			
	School District HCS	Elem Salamonie	JrH Riverview	SrH Huntington North	
	Legal Description 35-08-24-400-026.502-010				
	Directions Go south on St Rd 5 from Huntington 5miles house on left.				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks 3 bed 2 bath manufactured home with a 2-car detached garage sitting on just over 1 acre. Spacious, peaceful backyard with lots of room for all to enjoy. Partially fenced in yard. 12 x 15 covered porch off the garage facing into the backyard. Additional covered patio from the family room leading into the fenced in portion of the backyard. Large eat in kitchen featuring an island and a breakfast bar plus a walk-in pantry. Separate dining room for larger gatherings. Walk in closets throughout and plenty of storage space. Open concept main living areas with split bedroom floor plan. Master bath is en-suite and features a soaking tub plus separate stand-up shower. The Contents of the Personal Property in the Home will also be selling Online. Seller is Downsizing and is offering at LIVE Public Auction the Real Estate on Saturday, October 4th at 11:30 am. There will be Two Open House dates to view the property on Sun. Sept. 21 @ 1 - 2 pm and Sun. Sept. 28 @ 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.>>>

Se	Lo	Lot Ac/SF/Dim		1.1500	/ 50,094		285x177		Sr	No	Lot Des	Level, 0-2.9999					
Township		Lancaster		Abv Gd Fin SqFt		2,040	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,040	Year Built	1993
Age	32	New	No	Date Complete			Ext	Vinyl	Fndtn		Crawl		# Rooms 8				
Room Dimensions			Inside City Limits			City		County			Zoning Description						
	DIM		L														
L	21	x 13	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas		No	Fireplace		No		
D	8	x 13	M	B-Main	2	0	Well	Private		Dryer Hookup Elec		No	Guest Qtrs		No		
F	19	x 17	M	B-Upper	0	0	Sewer	Septic		Dryer Hook Up		No	Split Flrpln		Yes		
K	15	x 13	M	B-Blw G	0	0	Fuel /	Propane, Forced Air		Disposal		No	Ceiling Fan		Yes		
B	8	x 7	M	Laundry Rm	Main		Heating		Water Soft-Owned		No	Skylight		No			
D		x		Laundry L/W	8 x 8		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No		
M	13	x 13	M	AMENITIES Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in,						Alarm Sys-Sec		No	Fence				
2	13	x 12	M	Countertops-Laminate, Detector-Smoke, Garage Door Opener,						Alarm		No	Golf Course		No		
3	14	x 10	M	Garden Tub, Kitchen Island, Open Floor Plan, Pantry-Walk In,						Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4		x		Garage	2.0	/ Detached		/ 24 x 24 / 576.00		Pool		No	Garage Y/N		Yes		
5		x		Outbuilding	None		x		Pool Type				Opnr:		Yes		
R		x		Outbuilding			x		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 10/4/2025	Auction Time 9:30 AM
Auctioneer Name Andy Eckert	Auctioneer License # AU10700015		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2023	
Annual Taxes \$178.00	Is Owner/Seller a Real Estate Licensee No	Possession 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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