



## Residential Client Full Detail Report

 [Schedule a Showing](#)


Listings as 09/16/2025

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Property Type	RESIDENTIAL
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**Status** Active

**Auction Yes**

<b>MLS #</b> 202537429	11778 N Roanoke Road	Roanoke	IN 46783	<b>Status</b> Active	<b>L</b> \$149,900
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-01-200-010.000-006	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 3	<b>H Baths</b> 0
	<b>Location</b>	<b>Style</b> Detached			
	<b>School District</b> HCS	<b>Elem</b> Roanoke	<b>JrH</b> Crestview	<b>SrH</b> Huntington North	
	<b>Legal Description</b> 004-00100-00 PT NE FR NW SEC 1 1.17 AC				
	<b>Directions</b> from us 24, west on Roanoke Rd				
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>		

**Remarks** 3 Bedroom Ranch with over an acre of land with a beautiful pond and 31x30 outbuilding for all your needs. Still close to Fort Wayne Area Shopping and Restaurants but you can enjoy the quiet country life. Lots of possibilities with this home to make it to your own. This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 75,000. Seller is Downsizing and will review the Highest Offer on Tuesday, October 7 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 28 (1-2 pm) and Sun. Oct. 5 (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	1,1170	/	48,656	209x262	Sr	No	Lot Des	Level			
Township	Jackson	Abv Gd Fin SqFt	1,854	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,854	Year Built	1971		
Age	54	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Slab	# Rooms	6		
Room	Dimensions	Inside City Limits	City	County	Zoning Description								
	DIM	L											
L	23 x 12	M	Baths	Full	Half	Water	WELL	Dryer Hookup	Gas	No	Fireplace	No	
D	x		B-Main	3	0	Well	Private	Dryer Hookup Elec	No		Guest Qtrs	No	
F	23 x 12	M	B-Upper	0	0	Sewer	Septic	Dryer Hook Up		No	Split Flrpln	No	
K	10 x 10	M	B-Blw G	0	0	Fuel /	Gas	Disposal		No	Ceiling Fan	No	
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No		Skylight	No	
D	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No		ADA Features	No	
M	21 x 14	M					Alarm Sys-Sec	No		Fence			
2	15 x 10	M					Alarm	No		Golf Course	No		
3	15 x 10	M					Jet/Grdn Tub	No		Nr Wlkg Trails	No		
4	x		Garage	2.0	/ Attached	/	24 x 20 / 480.00	Pool	No		Garage Y/N	Yes	
5	x		Outbuilding	Shed	11 x 7	77		Pool Type			Opnr:	No	
R	x		Outbuilding	Outbuilding	31 x 30	930		Off Street Pk	Yes				
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Refrigerator, Oven-Electric				
E	x		Other Fees										
WtrType			Restrictions										
Water Features			Water										
			Wtr Frtg										
			Channel Frtg										
			Lake Type										

### Virtual Tours:

Auction Yes Auction Reserve Price \$

**Auction Date** 9/16/2025

**Auction Time** 3:00 pm

**Auctioneer Name** J. Kyle Ness

Auctioneer License # AU103000027

**Financing: Proposed**

## Exemptions

Year Taxes Payable 2025

**Annual Taxes**      \$1,257.5

**Is Owner/Seller a Real Estate Licensee** No

<b>Possession</b>	15 DAC
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**List Office** Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

### 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 &amp; Auctioneers - Off: 260-356-3911

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