


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202537620	10622 S 600 W	Warren	IN 46792	Status	Active	L	\$0
	Area	Huntington County	Parcel ID	35-10-25-400-022.800-020	Type	Site-Built Home		
	Sub	None	Cross Street		Bedrms	3	F Baths	1
	Location	Rural	Style	One and Half Story	H Baths	0		
	School District	HCS	Elem	Salamonie	JrH	Riverview	SrH	Huntington North
	Legal Description	N SE SEC 25 containing 1.46 Acres						
	Directions	7 miles west of Warren In. on St Rd 218 to Co. Rd 600 W, thence north 1/2 mile.						
	Inside City Limits		City Zoning		County Zoning		Zoning Description	

Remarks 3 Bedroom Country Home on 1.46 acres features a 26 x 36 Horse Barn with 5 Stalls including a water hydrant and electric. A 46 x 58 Barn for Large Equipment or Hobby Enthusiasts with water hydrant as well. Home has 1,820sqft of living space with Primary Bedroom on the main level along with Living room, kitchen and Formal Dining Room. Upstairs has a Loft area with 2 additional bedrooms. Lots of System Updates so check out the fact sheet in documents, plus the Well, Septic and LP Gas offer affordable country living. 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 \$60,000. Seller has moved into town and is will review the Highest Offer on Wednesday, October 15 @ 3:00pm. There will be Two Open House Dates to view the property on Sun. Sept. 28 (1-2) and Sun. Oct. 5 (1-2). Seller is motivated to sell. The Contents of the Personal Property in the Home will also be selling Online. <<< 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.

Se	25	Lo	Lot Ac/SF/Dim		1.4600 / 63,598	irregular		Sr	No	Lot Des	Level, 0-2.9999				
Township		Wayne		Abv Gd Fin SqFt		1,820	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		900	Ttl Fin SqFt	1,820	Year Built	1900
Age	125	New	No	Date Complete			Ext	Vinyl	Fndtn	Full Basement, Walk-up				# Rooms	6
Room Dimensions			Inside City Limits			City		County		Zoning Description					
	DIM		L												
L	10	x	18	M	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	No	
D	14	x	16	M	B-Main	1	0	Well	Private		Dryer Hookup Elec	No	Guest Qtrs	No	
F		x			B-Upper	0	0	Sewer	Septic		Dryer Hook Up	No	Split Flrpln	No	
K	10	x	13	M	B-Blw G	0	0	Fuel /	Propane, Propane Tank Rented		Disposal	No	Ceiling Fan	No	
B		x			Laundry Rm	Lower		Heating			Water Soft-Owned	Yes	Skylight	No	
D		x			Laundry L/W	x		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No	
M	10	x	15	M	AMENITIES		Porch Open				Alarm Sys-Sec	No	Fence	Farm	
2	10	x	12	U							Alarm	No	Golf Course	No	
3	10	x	12	U							Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4		x			Garage	/			/	x	/	Pool	No	Garage Y/N	No
5		x			Outbuilding	Barn		46 x 58				Pool Type		Opnr:	No
R		x			Outbuilding	Horse		26 x 36		936	Off Street Pk	Yes			
LF	8	x	7	U	Assn Dues		Not Applicable				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Range				
E		x			Other Fees						-Electric, Sump Pump, Water Softener-Owned				
WtrType			Restrictions												
Water Features			Water			Wtr Name									
			Wtr Frtg			Channel Frtg									
						Lake Type									

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	9/17/2025	Auction Time	3:00 pm
Auctioneer Name	Steve Ness			Auctioneer License #	AU01029310		
Financing: Proposed	Cash, Conventional			Exemptions			
Annual Taxes	\$1,090.0	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		CDOM	0
Ttl 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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