

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202545695	2090 Chief Turtle Court	Huntington	IN 46750	Status Active	L \$135,600
	Area Huntington County	Parcel ID 35-05-21-400-676.700-005	Type Site-Built Home		
	Sub Indian Ridge on the	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One Story			
	School District HCS	Elem Horace Mann	JrH Riverview	SrH Huntington North	
	Legal Description 014-06767-00 Indian Ridge On The Wabash Sec 2 Lot 15				
	Directions Head Southwest on Etna Ave from Huntington, turn right onto Grant St., turn left onto County Rd. 300 W, then right				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks This cozy 3-bedroom, 1-bath home is full of opportunity for anyone ready to add their personal touch! Inside, you'll find a dining area that overlooks the backyard, offering a pleasant view while enjoying meals. Step outside to a fully chain-link fenced yard featuring a small wooden deck and firepit area, perfect for relaxing or entertaining. The home also includes a one-car attached garage for convenience and storage. With a little TLC, this property can easily shine again and become a wonderful place to call home! 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 \$ 80,000. The Trustee will review the Highest Offer on Wednesday, December 3 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 23 (1-2 pm) and Sun. Nov. 30 (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.>>> ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Se	Lo	Lot Ac/SF/Dim		0.2100 / 9,148		115x73x119x75		Sr	No	Lot Des	Level		
Township	Huntington		Abv Gd Fin SqFt		1,076	Below Gd Fin SqFt 0		Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,076	Year Built	1984
Age	41	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl			# Rooms	6
Room Dimensions		Inside City Limits			City		County		Zoning Description				
DIM		L											
L	16 x 12	M	Baths		Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace	No
D	14 x 10	M	B-Main		1	0	Well			Dryer Hookup Elec	Yes	Guest Qtrs	No
F	x		B-Upper		0	0	Sewer	City		Dryer Hook Up	No	Split FirPln	No
K	11 x 11	M	B-Blw G		0	0	Fuel /	Electric, Baseboard		Disposal	No	Ceiling Fan	Yes
B	x		Laundry Rm		Main	Heating				Water Soft-Owned	No	Skylight	No
D	x		Laundry L/W		x	Cooling		Window		Water Soft-Rented	Yes	ADA Features	No
M	13 x 10	M	AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up							Alarm Sys-Sec	No	Fence	Full, Chain Link
2	10 x 9	M	Electric, Range/Oven Hook Up Elec, Storm Doors, Main Floor							Alarm	No	Golf Course	No
3	9 x 9	M	Laundry, Washer Hook-Up							Jet/Grdn Tub	No	Nr Wlkg Trails	No
4	x		Garage		1.0 / Attached	/ 21 x 14 / 294.00		Pool		No	Garage Y/N	Yes	
5	x		Outbuilding		None	x		Pool Type			Opnr:	No	
R	x		Outbuilding		x		Off Street Pk		Yes				
LF	x		Assn Dues				Not Applicable		SALE INCLUDES Dishwasher, Water Heater Electric, Water Softener				
E	x		Other Fees				-Rented						
WtrType		Restrictions											
Water Features		Water		Wtr Name									
Wtr Frtg				Channel Frtg									
Lake Type													

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	11/12/2025	Auction Time	3pm
Auctioneer Name	Kurt Ness			Auctioneer License #	AU01026833		
Financing:	Proposed			Exemptions			
Annual Taxes	\$1,180.0	Is Owner/Seller a Real Estate Licensee	No	Possession	Day of Closing		
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 & Auctioneers - Off: 260-356-3911

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