

Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202625931 15320 Minnich Road Hoagland IN 46745 Status Active L \$0



**Area** Allen County **Parcel ID** 02-18-25-200-008.000-051 **Type** Site-Built Home  
**Sub** None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0  
**Location** Rural **Style** One Story  
**School District** EAC Elem Heritage JrH Heritage SrH Heritage  
**Legal Description** S 376 of N 574 of E 330 S 1/2 NE 1/4 Sec 25  
**Directions** Go south from Hoagland on Minnich Rd 1/3 mile house on right.  
**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** This property offers a ranch style home with 3 bedrooms, 2 baths with a 2-car attached garage. The 2.85 acres includes the 1792 sq ft ranch home with a full basement and 36x66 barn with newer roof and siding. The basement offers a great location to have gatherings and holiday parties. The fireplace will be a nice space to spend a cold winter night with your family and friends....<<< 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 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 \$ 200,000. The Personal Representative for the Estate will review the Highest Offer on Tuesday, July 28 @ 3pm. There will be Two Open House dates to view the property on Sun. July 19 (1-2 pm) and Sun. July 26 (1-2 pm). \*\*The Contents of the Personal Property in the Home will also be selling Online starting 7.16

Se	Lo	Lot Ac/SF/Dim	2.8500 / 124,146	320 x 375	Sr	No	Lot Des	Level			
Township	Marion	Abv Gd Fin SqFt	1,792	Below Gd Fin SqFt	1,000	Ttl Below Gd SqFt	1,344	Ttl Fin SqFt	2,792	Year Built	1991
Age	35	New No	Date Complete	Ext	Brick, Vinyl	Fndtn	Full Basement, Partially Finished	# Rooms	11		
Room Dimensions		Inside City Limits	City	County		Zoning Description					
	DIM	L									
L	22 x 13	M	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes
D	13 x 11	M	B-Main	2	0	Well	Private	Dryer Hookup Elec	Yes	Guest Qtrs	No
F	24 x 13	L	B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split FirPln	No
K	10 x 8	M	B-Blw G	0	0	Fuel /	Propane, Forced Air	Disposal	No	Ceiling Fan	Yes
B	x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
D	x		Laundry L/W	7 x 4		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
M	19 x 13	M	AMENITIES	Attic-Walk-up, Ceiling Fan(s), Countertops		Alarm Sys-Sec	No	Alarm	No	Fence	None
2	13 x 11	M		-Laminate, Detector-Carbon Monoxide, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Natural Woodwork, Patio		Jet/Grdn Tub	No			Golf Course	No
3	13 x 10	M				Pool	No			Nr Wlkg Trails	No
4	x		Garage	2.0 / Attached	/ 24 x 28 / 672.00					Garage Y/N	Yes
5	x		Outbuilding	Barn	36 x 66	Pool Type				Opnr:	Yes
R	32 x 13	L	Outbuilding		x	Off Street Pk	Yes				
LF	x		Assn Dues		Not Applicable	SALE INCLUDES	Dishwasher, Water Heater Electric				
E	15 x 11	M	Other Fees			FIREPLACE	Family Rm, Living/Great Rm				
WtrType			Restrictions								
Water Features			Water			Wtr Name					
			Wtr Frtg			Channel Frtg					
						Lake Type					

Virtual Tours:

**Auction** Yes **Auction Reserve Price \$** **Auction Date** 6/30/2026 **Auction Time** 3:00 pm  
**Auctioneer Name** Andy Eckert **Auctioneer License #** AU10700015  
**Financing: Proposed** Conventional, FHA, USDA, VA **Exemptions** Homestead **Year Taxes Payable** 2026  
**Annual Taxes** \$3,120.9 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC  
**List Office** Ness Bros. Realtors & Auctione - 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 & Auctione - Off: 260-356-3911

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