

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 202629260	1926 Southwoods Road	Anderson	IN 46012	Status Active	L \$0
	Area Madison County	Parcel ID 48-12-06-400-031.000-003			Type Site-Built Home	
	Sub Tollgate	Cross Street			Bedrms 3	F Baths 1 H Baths 1
	Location City/Town/Suburb	Style One Story				
	School District AND	Elem Anderson	JrH Highland	SrH Anderson		
	Legal Description TOLL GATE MANOR 5TH L 008					
	Directions Take St Rd 9 north to Linberg Rd west, then turn right on Nursery Rd, then turn right again on Southwoods Rd house					
	Inside City Limits		City Zoning	County Zoning	Zoning Description	

Remarks This 3-bedroom 1.5 bath home offers a 2-car attached garage with stairs to a full unfinished basement. The property has a large well-manicured yard with a fenced private patio. The kitchen and main bath have been updated, and the fireplace is a beautiful Kentucky limestone that takes your breath away....<<< 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 \$ 125 ,000. Seller is Downsizing and will review the Highest Offer on Tuesday, August 11 @ 3:00 pm. There will be Two Open House dates to view the property on Sun. Aug. 2 (1-2 pm) and Sun. Aug. 9 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling starting 7/29 Online.

Se 6	Lo 8	Lot Ac/SF/Dim	0.6000	/ 26,136	50 x 208	Sr No	Lot Des	Irregular, Level										
Township		Anderson	Abv Gd Fin SqFt		1,565	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,421	Ttl Fin SqFt		1,565	Year Built	1960		
Age 66	New No	Date Complete				Ext	Brick		Fndtn	Full Basement, Unfinished					# Rooms	7		
Room Dimensions			Inside City Limits			City		County		Zoning Description								
DIM		L																
L	24 x 15	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No		Fireplace	Yes					
D	12 x 7	M	B-Main	1	1	Well			Dryer Hookup Elec	Yes		Guest Qtrs	No					
F	13 x 11	M	B-Upper	0	0	Sewer	City		Dryer Hook Up	No		Split Flrpln	No					
K	13 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Disposal	No		Ceiling Fan	No					
B	x		Laundry Rm	Main		Heating			Water Soft-Owned	No		Skylight	No					
D	x		Laundry L/W	6 x 6		Cooling	Central Air		Water Soft-Rented	No		ADA Features	No					
M	12 x 12	M	AMENITIES Countertops-Solid Surf, Dryer Hook Up Electric,					Alarm Sys-Sec	No		Fence	Partial, Vinyl						
2	12 x 11	M	Garage Door Opener, Natural Woodwork, Porch Covered,					Alarm	No		Golf Course	No						
3	12 x 11	M	Range/Oven Hook Up Gas, Six Panel Doors, Tub/Shower					Jet/Grdn Tub	No		Nr Wlkg Trails	No						
4	x		Garage	2.0	/ Attached	/ 26 x 25	/ 650.00		Pool	No		Garage Y/N	Yes					
5	x		Outbuilding	None		x			Pool Type			Opnr:	Yes					
R	x		Outbuilding			x			Off Street Pk	Yes								
LF	x		Assn Dues		Not Applicable			SALE INCLUDES		Water Heater Gas								
E	x		Other Fees					FIREPLACE		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** 7/21/2026 **Auction Time** 3:00 pm
Auctioneer Name Andy Eckert **Auctioneer License #** AU10700015
Financing: Proposed Cash, Conventional **Exemptions** Homestead **Year Taxes Payable** 2026
Annual Taxes \$1,568.6 **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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.