

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202633049	1075 Evergreen Avenue		Huntington		IN	46750	Status	Active	L	\$126,300			
	Area	Huntington County		Parcel ID	35-05-23-100-074.600-004				Type	Site-Built Home				
	Sub	None		Cross Street					Bedrms	3	F Baths	1	H Baths	0
	Location			Style	One Story									
	School District	HCS	Elem	Lincoln	JrH	Crestview				SrH	Huntington North			
	Legal Description	003-00746-00 Pt Se Pt Ne Sec 23 .14A 003-00745-00 Pt Se Pt Ne Sec 23 .41A 003-00068-02 Pt Ne Sec 23												
	Directions	Travelling on Old U.S. 24, take a left on N Broadway St and then a right onto E Taylor St. Take a left on N 150 W and												
	Inside City Limits	City Zoning		County Zoning		Zoning Description								

Remarks This charming 3 bedroom, 1 bath ranch offers comfortable living with 1,344 square feet of space and a large, open yard. Inside, the spacious living room features a wood-burning fireplace and newer flooring, while original hardwood floors add character to the bedrooms. The kitchen holds space for a dining area and plenty of cabinetry. Outside, enjoy established flower beds, an expansive lawn for various outdoor activities, a detached 2-car garage with room for projects, and a shed offering even more storage. Recent improvements include a furnace about 3 years old, a water heater replaced in 2018, a newer bathroom vanity, and updated front landscaping and railing last year.... <<< 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 \$ 65,000. The Personal Representative for the Estate will review the Highest Offer on Thursday, September 3 @ 3pm. There will be Two Open House dates to view the property on Sun. Aug. 23 (1-2 pm) and Sun. Aug. 30 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling Online starting 8/20.

Se	Lo	Lot Ac/SF/Dim	0.8600	/	37,462	193 x 314	Sr	No	Lot Des	Level							
Township	Huntington	Abv Gd Fin SqFt	1,344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,344	Year Built	1956						
Age	70	New	No	Date Complete		Ext	Shingle	Fndtn	Crawl	# Rooms	7						
Room	Dimensions	Inside City Limits	City	County	Zoning Description												
	DIM	L															
L	18 x 13	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	Yes						
D	x		B-Main	1	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No						
F	x		B-Upper	0	0	Sewer	Septic	Dryer Hook Up	No	Split FlrPln	No						
K	11 x 11	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	x		Cooling	Window, None	Water Soft-Rented	No	ADA Features	No						
M	15 x 11	M										Alarm Sys-Sec	No	Fence			
2	11 x 11	M										Alarm	No	Golf Course	No		
3	11 x 10	M										Jet/Grdn Tub	No	Nr Wlkgr Trails	No		
4	x		Garage	2.0	/ Detached	/	24 x 25	/	600.00	Pool	No	Garage Y/N	Yes				
5	x		Outbuilding	Shed	12 x 10									Pool Type		Opnr:	No
R	x		Outbuilding	x									Off Street Pk	Yes			
LF	x		Assn Dues	Not Applicable				SALE INCLUDES	Refrigerator, Washer, Cooktop-Electric, Oven-Built -In, Oven-Electric								
E	x		Other Fees									FIREPLACE	Living/Great Rm, Wood Burning				
WtrType			Restrictions														
Water Features			Water	Wtr Name													
			Wtr Frtg	Channel Frtg													
			Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction Yes	Auction Reserve Price \$	Auction Date 8/13/2026	Auction Time 3:00 PM
Auctioneer Name Kurt Ness	Auctioneer License # AU01026833		
Financing: Proposed Cash, Conventional, FHA, USDA, VA	Exemptions	Year Taxes Payable 2026	
Annual Taxes \$396.32	Is Owner/Seller a Real Estate Licensee No	Possession At closing	
List Office Ness Bros. Realtors & Auctione - Off: 260-459-3911			

Pending Date	Closing Date	Selling Price	How Sold	CDOM 1
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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