Residential Client Full Detail Report

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	DIM	L
L	18 x 13	M
D	x	
F	x	
K	11 x 11	M
B	x	
D	x	
M	15 x 11	M
2	11 x 11	M
3	11 x 10	M
4	x	
5	x	
R	x	
LF	x	
E	x	

Inside City Limits **City** **County** **Zoning Description**

Baths	**Full**	**Half**		
B-Main	1	0		
B-Upper	0	0		
B-Blw G	0	0		
Laundry Rm	Main			
Laundry L/W	x			
Water	WELL			
Well	Private			
Sewer	Septic			
Fuel /	Gas, Forced Air			
Heating				
Cooling	Window, None			
Garage	2.0 / Detached	/ 24 x 25	/ 600.00	
Outbuilding	Shed	12 x 10		
Outbuilding		x		
Assn Dues	Not Applicable			
Other Fees				
Restrictions				

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hook Up	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	No	**Garage Y/N**	Yes
Pool Type		**Opnr:**	No
Off Street Pk	Yes		

SALE INCLUDES Refrigerator, Washer, Cooktop-Electric, Oven-Built-In, Oven-Electric

FIREPLACE Living/Great Rm, Wood Burning

WtrType **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 **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** 12

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.