

Listings as of 08/26/2026

Property Type LOTS AND LAND**Status** Active**Auction** Yes

MLS #	202635030	6810 S Warren Road	Warren	IN	46792	Status	Active	LP	\$0
Area	Huntington County		Parcel ID	35-12-06-200-015.702-016			Type	Agricultural Land	
Sub	None		Cross Street	Lot #					
School District	HCS	Elem	Salamonie	JrH	Riverview	SrH	Huntington North		
Legal Description	009-00493-00 PT FR SW SEC 6 78.22A; 009-001491-00 SEC 17 160A; 009-00157-02 PT NW SEC 6 47.289A								
Directions	Go north from Warren on St Rd 5 to property 1 on left, go north from Warren to 800 s then east to property on the right for property 2.								



Remarks These farms have been good yield producers for years with the waterway grass maintained. The property on State Rd. 5 makes for a great multi-use land ready for Warren to expand its industry. TRACT #1 Consists of 53.25 +/- Acres with a 36' x 64' concrete pad ready to finish a barn with 1 bed apt. all plumbing has been ruffed in with new well, septic and electrical. TRACT # 2 Consists of 47.289 +/- Acres. TRACT # 3 Consists of 80 +/- Acres. TRACT # 4 Consist of 80 +/- Acres. The property located on the corner of 800 S and 200 E would make for great housing development or farming. All Tracts have an approved Utility Easement to be placed and all tracts will be need a formal survey once land split has been determined. There are CRP Programs in Place as well.... <<< 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 a LIVE In-Person Auction Being Simulcast for Online Bidders. LIVE Auction to be Held at Knights Civic Center 606 W. Markle Rd, Warren, IN, 46792 on Saturday, Sept. 26 @ 10 am. Online Bidding Ends approximately 10:30 am or thereafter. * 4 Tracts Offered Individually, Combined or as a whole.

Sec	Lot		Lot Ac/SF/Dim	286.0000 /	12,458,160	/	Irregular		
Inside City Limits		City Zoning							
County									
Zoning Description		agriculture							
Parcel Desc	Partially Wooded, Rolling			Platted Development		No	Platted Y/N	Yes	
Township	Salamonie	Date Lots Available		Price per Acre		\$ \$0.00			
Type Use	Agriculture	Road Access	County	Road Surface	Asphalt	Road Frontage	County		
Type Water	Well	Well Type		Easements		Yes			
Type Sewer	Septic			Water Frontage					
Type Fuel	None			Assn Dues		Not Applicable			
Electricity	Available			Other Fees					
Virtual Tours:				DOCUMENTS AVAILABLE				Topography Map, Aerial Photo, Legal Description, Soil Map, Zoning	
Miscellaneous									
Impvmt Type									
Strctr/Bldg Imprv		No							
Can Property Be Divided?		Yes							
Water Name				Lake Type					
Water Frontage		Channel Frontage			Water Access				
Water Features									
Financing: Proposed		Cash, Conventional		Exemption		Year Taxes Payable			2026
Annual Taxes		\$10,700.0	Is Owner/Seller a Real Estate Licensee		No	Possession		after 2026 harvest	
List Office		Ness Bros. Realtors & Auctione - Off: 260-356-3911							

Pending Date	Closing Date	Selling Price	How Sold
Total 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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