

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202638538	1701 Park Street	Huntington	IN	46750	Status	Active	L	\$0			
	Area	Huntington County		Parcel ID	35-05-22-300-329.200-005		Type	Manuf. Home/Mobile				
	Sub	Home Place		Cross Street	South		Bedrms	2	F Baths	1	H Baths	0
	Location	City/Town/Suburb		Style	One Story							
	School District	HCS	Elem	Horace Mann		JrH	Riverview		SrH	Huntington North		
	Legal Description	014-03292-00 HOME PLACE ADD LOT 67										
	Directions	Go south on Etna Ave to Jessup turn left then right on Park St house on left.										
Inside City Limits	City Zoning		County Zoning		Zoning Description							

Remarks Looking for an affordable property with potential? This 2 bedroom, 1 bath mobile home on a city lot offers an opportunity for an investor, renovator or buyer ready to put in some work and make it their own. The home features a bonus family room, kitchen, living area and additional flexible space. Outside, a detached 3 car garage with additional garage/storage space provides plenty of room for vehicles, tools, equipment or a workshop. A fenced portion of the yard adds usable outdoor space for pets, recreation or gardening. The property is in need of updating and improvements, but for the buyer willing to bring some vision and elbow grease, there's potential to renovate, rent, resell or create an affordable home of their own. Bring your ideas and see what this property could become! <<< 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 \$ 25,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Thursday, October 15 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 27 (1-2 pm) and Sun. Oct. 4 (1-2 pm). **The Contents of the Personal Property in the Home will also be selling online as well.

Se 22	Lo 67	Lot Ac/SF/Dim	0.1500	/ 6,534	50x133	Sr No	Lot Des	Corner					
Township	Huntington	Abv Gd Fin SqFt	936	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	936	Year Built	1970		
Age 56	New No	Date Complete		Ext Vinyl		Fndtn	None			# Rooms	5		
Room Dimensions	Inside City Limits	City		County		Zoning Description							
DIM	L												
L 12 x 16	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No			
D x		B-Main	1	0	Well		Dryer Hookup Elec	Yes	Guest Qtrs	No			
F 14 x 14	M	B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split Flrpln	No			
K 12 x 12	M	B-Blw G	0	0	Fuel /	Electric, Baseboard	Disposal	No	Ceiling Fan	No			
B x		Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No			
D x		Laundry L/W	3 x 3		Cooling	Other	Water Soft-Rented	No	ADA Features	No			
M 12 x 12	M	AMENITIES Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Porch Covered, Range/Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry, Washer					Alarm Sys-Sec	No	Fence	Chain Link			
2 10 x 8	M						Alarm	No	Golf Course	No			
3 x							Jet/Grdn Tub	No	Nr Wlkg Trails	No			
4 x		Garage	3.0	/ Detached	/ 24 x 36	/ 864.00	Pool	No	Garage Y/N	Yes			
5 x		Outbuilding	None		x		Pool Type		Opnr:	Yes			
R x		Outbuilding			x		Off Street Pk						
LF x		Assn Dues		Not Applicable									
E x		Other Fees											
WtrType	Restrictions												
Water Features	Water	Wtr Name											
	Wtr Frtg	Channel Frtg											
	Lake Type												

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 9/17/2026	Auction Time 3:00
Auctioneer Name Andy Eckert	Auctioneer License # AU10700015		
Financing: Proposed Cash	Exemptions Homestead	Year Taxes Payable 2026	
Annual Taxes \$50.00	Is Owner/Seller a Real Estate Licensee No	Possession day of closing	
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 Yes	Seller Concession Amount \$			

Presented by: Cathy Woodman - Off: 260-356-3911

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