

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS #	202639459	808 Esther Street		Huntington		IN	46750	Status		Active	L		\$0			
	Area		Huntington County			Parcel ID		35-05-15-200-542.500-005			Type		Site-Built Home				
	Sub		None			Cross Street					Bedrms		3	F Baths	1	H Baths	1
	Location		City/Town/Suburb			Style		One Story									
	School District		HCS	Elem	Flint Springs			JrH	Crestview			SrH	Huntington North				
	Legal Description		014-05425-00 PT LOT 3 TR 2 .86A														
	Directions		Go west on Park Dr from Jefferson 6.5 blocks turn right and drive north to property on left.														
	Inside City Limits		City Zoning			County Zoning			Zoning Description								

Remarks Bring your ideas and make this Huntington property your next project! This 3 bedroom, 1½ bath home offers approximately 1,401 sq. ft. of living space and sits on a spacious .86± acre lot, giving buyers plenty of room both inside and out. The home is ready for updating and renovation, making it a great opportunity for an investor or buyer looking to put their own plans into action. The one story floor plan includes a living room, formal dining area, three bedrooms and a large 27' x 12' bonus room at the rear of the home. A partial basement and walk-up attic provide additional utility and storage space. Outside, the oversized lot is a standout feature, along with a detached 2 car garage and additional storage shed. The property has city water and sewer and is located within Huntington. This property needs work, but offers the space, lot size and opportunity for the next owner to renovate, improve and make it their own. Whether you're looking for your next investment project or a home you can update to suit your needs, come take a look and bid your price! <<< 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 \$ 75,000. The Personal Representative for the Estate. will review the Highest Offer on Wednesday, October 21 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 4 (1-2 pm) and Oct. 11 (1-2 pm).

Se	15	Lo	Lot Ac/SF/Dim	0.8600	/	37,462	178 x 273	Sr	No	Lot Des	Slope					
Township		Huntington		Abv Gd Fin SqFt		1,401	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		520	Ttl Fin SqFt		1,401	Year Built	1956
Age	70	New	No	Date Complete		Ext		Vinyl	Fndtn		Partial Basement				# Rooms	7
Room Dimensions			Inside City Limits			City		County		Zoning Description						
DIM		L														
L	17 x 13	M	Baths	Full	Half	Water	CITY		Dryer Hookup	Gas	No	Fireplace	No			
D	12 x 9	M	B-Main	1	1	Well			Dryer Hookup Elec	Yes		Guest Qtrs	No			
F	x		B-Upper	0	0	Sewer	City		Dryer Hook Up		No	Split Flrpln	Yes			
K	15 x 12	M	B-Blw G	0	0	Fuel /	Electric, 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	10x 6		Cooling	Central Air		Water Soft-Rented		No	ADA Features	No			
M	13 x 12	M	AMENITIES Attic-Walk-up, Countertops-Laminate, Dryer Hook Up Electric, Garage Door Opener, Porch Open, Range /Oven Hook Up Elec, Split Br Floor Plan, Tub and Separate							Alarm Sys-Sec		No	Fence			
2	11 x 10	M								Alarm		No	Golf Course	No		
3	11 x 10	M								Jet/Grdn Tub		No	Nr Wlkg Trails	No		
4	x		Garage	2.0	/ Detached	/	29 x 34	/ 986.00	Pool		No	Garage Y/N	Yes			
5	x		Outbuilding	Shed		10 x 16			Pool Type			Opnr:	Yes			
R	27 x 12	M	Outbuilding			x			Off Street Pk		Yes					
LF	x		Assn Dues		Not Applicable				FIREPLACE	None						
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	9/23/2026	Auction Time	3:00 pm
Auctioneer Name	Andy Eckert			Auctioneer License #	AU10700015		
Financing:	Proposed	Cash, Conventional		Exemptions	Homestead	Year Taxes Payable	2026
Annual Taxes	\$1,051.1	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	Yes	Seller Concession Amount \$				

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

/ Ness Bros. Realtors & Auctione - Off: 260-356-3911

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