Residential Client Full Detail Report

Schedule a Showing

Listings as 10/31/2026

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 202644985 309 E Broad Street South Whitley IN 46787 **Status** Active **LP** $208,700



Area Whitley County **Parcel ID** 92-08-03-401-025.000-002 **Type** Site-Built Home

Sub Webster(s) **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0

Location **Style** Two Story

School District WTK **Elem** South Whitley **JrH** Whitko Jr/Sr **SrH** Whitko Jr/Sr

Legal Description LOT 25 WEBSTERS SECOND ADDITION TO SPRINGFIELD

Directions go west on IN-14, take right onto S State St, take right onto E Broad St, house will be on left

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

Remarks Step back in time with this spacious 124 year old home located in the small town community of South Whitley! Built in 1902, this traditional two-story residence offers 1,940 square feet of living space, 3 bedrooms, 2 full bathrooms, and architectural details that reflect its early 1900s heritage. A large covered front porch welcomes you, while the interior features a beautiful staircase with detailed woodwork, original-style trim, tall windows, and generously sized living areas. The main level includes a living room, family room with a wood-burning fireplace, kitchen, bedroom, full bathroom, and convenient laundry area. Upstairs, you'll find additional bedrooms and a second full bathroom. This home retains much of its traditional character, including wood-paneled walls and older flooring, and would benefit from cosmetic updates and personal touches. For buyers who appreciate older homes and aren't afraid of a little work, this property offers an opportunity to refresh the interior while preserving its original charm. Additional features include a 25' x 24' attached two-car garage with storage space, a partial basement, a manageable 0.14 acre lot, and heating and cooling systems reported to have been replaced in 2021. For those who appreciate the nostalgia of small town living, the familiar rumble and rhythmic sounds of passing trains add a touch of yesteryear to this historic home's story..... 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 $105,000. Having moved into a Retirement Community the Seller will review the Highest Offer on Monday, November 23 @ 3pm. There will be Two Open House dates to view the property on Sun. Nov. 8 (1-2 pm) and Sun. Nov. 15 (1-2 pm). <<< 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 Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. **The Contents of the Personal Property in the Home will also be selling Online Starting 11/13.

Sec **Lot** 25 **Lot Ac/SF/Dim** 0.1400 / 5,916 58X102 **Src** No **Lot Des** Level

Township Cleveland **Abv Gd Fin SqFt** 1,940 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 802 **Ttl Fin SqFt** 1,940 **Year Built** 1902

Age 124 **New** No **Date Complete** **Ext** Vinyl **Fndtn** Crawl, Partial Basement **# Rooms** 6

Room Dimensions	DIM	L
LR	20 x 15	M
DR	x	
FR	15 x 14	M
KT	12 x 12	M
BK	x	
DN	x	
MB	16 x 14	M
2B	15 x 12	U
3B	10 x 10	U
4B	x	
5B	x	
RR	x	
LF	x	
EX	12 x 11	U

Baths	**Full**	**Half**	**Water**	CITY
B-Main	1	0	**Well**	
B-Upper	1	0	**Sewer**	City
B-Blw G	0	0	**Fuel /**	Gas, Forced Air
Laundry Rm	Main		**Heating**	
Laundry L/W	8 x 7		**Cooling**	Central Air

AMENITIES Ceiling Fan(s), Dryer Hook Up Gas/Elec, Firepit, Garage Door Opener, Porch Covered, Range/Oven Hook Up Gas, Stand Up Shower, Main Floor Laundry, Washer Hook-Up

Garage 2.0 / Attached / 25 x 24 / 600.00

Outbuilding None x

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 Gas/Elec	Yes	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	None
Alarm Sys-Rent	No	**Golf Course**	No
Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
Pool	No	**Garage Y/N**	Yes
Pool Type		**Garage Dr Oprnr:**	Yes
Off Street Pk	Yes		

SALE INCLUDES Water Softener-Owned

FIREPLACE Family Rm, Wood Burning

WtrType **Water Access** **Wtr Name**

Water Features

Wtr Frtg **Channel Frtg**

Lake Type

Virtual Tours:

Auction Yes **Auction Reserve Price $** **Auction Date** 10/31/2026 **Auction Time** 3:00 PM

Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833

Financing: **Proposed** **Exemptions** **Year Taxes Payable** 2026

Annual Taxes $1,783.60 **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** 0

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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