


Property Type RESIDENTIAL Status Active Auction Yes

MLS # 202344339	1040 Oak Street	Huntington	IN 46750	Status Active	LP \$0
	Area Huntington County	Parcel ID 35-05-15-200-341.700-005	Type Site-Built Home	Bedrms 2	F Baths 1 H Baths 0
	Sub Roches	Cross Street			
	Location	Style One and Half Story			
	School District HCS Elem Flint Springs	JrH Riverview	SrH Huntington North		
	Legal Description 014-03417-00 ROCHES ADD PT LOT 5				
	Directions E Park Dr continue straight onto W Park Dr. Right onto Oak St. Home will be .4 miles down on the left.				
	Inside City Limits	City Zoning	County Zoning	Zoning Description	

Remarks **The seller is offering at LIVE public auction the Real Estate on January 6, 2024 at 11:30am. Personal Property ONLINE auction to end on January 9, 2024 at 6:00pm. Two OPEN houses to view the Real Estate and Personal Property to be held on Dec. 17 & Dec. 31 from 1-2pm. 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 2 bedroom, 1 bath home is located in a charming neighborhood and is ready for your love and attention. This home will benefit from a handy new owner or as a project to restore to its former glory. This fixer upper presents an enticing opportunity to own a piece of history near downtown Huntington.

Se	Lo	Lot Ac/SF/Dim	0.4130 / 17,990	33x190	Sr	No	Lot Des	Level						
Township	Huntington	Abv Gd Fin SqFt	993	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	313	Ttl Fin SqFt	993	Year Built	1843	# Rooms	5	
Age	18	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement					
Room Dimensions		Inside City Limits		City Zoning		County		Zoning Description						
DIM	L													
LR	11 x 15	M		Baths	Full	Half		Water	CITY	Dryer Hookup	Gas	No	Fireplace	No
D	15 x 11	M		B-Main	1	0		Well		Dryer Hookup Elec	No	No	Guest Qtrs	No
FR	x			B-Upper	0	0		Sewer	City	Dryer Hook Up	No	No	Split FirPln	No
KT	12 x 9	M		B-Blw G	0	0		Fuel /	Gas, Forced Air	Disposal	No	No	Ceiling Fan	No
B	x			Laundry Rm	Lower			Heating		Water Soft-Owned	No	No	Skylight	No
D	x			Laundry L/W	3 x 4			Cooling	Central Air	Water Soft-Rented	No	No	ADA Features	No
M	12 x 11	U								Alarm Sys-Sec	No	No	Fence	
2B	10 x 12	U								Alarm Sys-Rent	No	No	Golf Course	No
3B	x									Jet/Grdn Tub	No	No	Nr Wlkg Trails	No
4B	x			Garage	/	/	x	/		Pool	No	No	Garage Y/N	No
5B	x			Outbuilding	None		x			Pool Type		No	Opnr:	No
R	x			Outbuilding			x			Off Street Pk				
LF	x			Assn Dues				Not Applicable						
EX	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** 1/6/2024 **Auction Time** 11:30
Auctioneer Name Andy Eckert **Auctioneer License #** AU10700015
Financing: Proposed Cash, Conventional **Exemptions** **Year Taxes Payable** 2023
Annual Taxes \$261.00 **Is Owner/Seller a Real Estate Licensee** No **Possession** closing
List Office Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Ttl Concessions Paid **Sold/Concession Remarks**
BBC 2%

Presented by: Cathy Woodman - Off: 260-356-3911 / Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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