

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 202513975	819 Oak Street	Huntington	IN 46750	Status Active	L \$0
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Area Huntington County	Parcel ID 35-05-15-200-417.800-005	Type Site-Built Home
Sub Peter Nix	Cross Street	Bedrms 4 F Baths 2 H Baths 0
Location	Style Two Story	
School District HCS Elem Flint Springs	JrH Crestview	SrH Huntington North
Legal Description 014-04178-00 PETER NIX ADD PTS LOT 9 & PETER NIX ADD PTS LOT 10		
Directions US-24 BUS E/W Park Dr. Turn left onto Oak St. Proceed .2 miles. Arrive at 819 Oak St.		
Inside City Limits	City Zoning	County Zoning Zoning Description

Remarks Seller of this property is Downsizing and will be offering at LIVE public auction the real estate on Saturday, May 24 @ 9:30am. There will be Two Open house dates to view the property, Sun. May 4 (1-2) & Sun. May 18 (1-2). <<< 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 4 bedroom, 2 bath home features an enclosed heated porch, walk-in pantry and original woodwork throughout. Conveniently located on charming Oak St close to amenities, shopping and restaurants. Large rooms offering plenty of space for everyone. This home already has replacement windows, vinyl siding, asphalt shingles, high efficiency furnace, central air and a whole house fan. * The Personal Property Contents in the Home will be selling ONLINE Ending May 7.

Se	Lo	Lot Ac/SF/Dim	0.1800 / 7,841	59x130	Sr	No	Lot Des	Slope
Township	Huntington	Abv Gd Fin SqFt 1,618	Below Gd Fin SqFt 570	Ttl Below Gd SqFt 570	Ttl Fin SqFt 2,188	Year Built 1910		
Age 115	New No	Date Complete	Ext Vinyl	Fndtn Cellar	# Rooms 7			
Room Dimensions	Inside City Limits	City	County	Zoning Description				
DIM	L	Baths Full Half	Water CITY	Dryer Hookup Gas	No	Fireplace	No	
L 13 x 16	M	B-Main 0 0	Well	Dryer Hookup Elec	No	Guest Qtrs	No	
D 12 x 15	M	B-Upper 1 0	Sewer City	Dryer Hook Up	No	Split FirPln	No	
F x		B-Blw G 1 0	Fuel / Gas, Forced Air	Disposal	No	Ceiling Fan	No	
K 16 x 11	M	Laundry Rm Main	Heating	Water Soft-Owned	No	Skylight	No	
B x		Laundry L/W 3 x 6	Cooling Central Air	Water Soft-Rented	No	ADA Features	No	
D x				Alarm Sys-Sec	No	Fence		
M 13 x 11	U			Alarm	No	Golf Course	No	
2 14 x 12	U			Jet/Grdn Tub	No	Nr Wlkg Trails	No	
3 8 x 12	U			Pool	No	Garage Y/N	Yes	
4 9 x 11	U	Garage 1.0 / Detached / 15 x 15 / 225.00		Pool Type		Opnr:	No	
5 x		Outbuilding None x		Off Street Pk				
R x		Outbuilding x						
LF x		Assn Dues Not Applicable						
E 9 x 12	M	Other Fees						
WtrType		Restrictions						
Water Features	Water	Wtr Name	Wtr Frtg	Channel Frtg	Lake Type			

Virtual Tours:

Auction Yes	Auction Reserve Price \$	Auction Date 5/24/2025	Auction Time 9:30
Auctioneer Name Andy Eckert	Auctioneer License # AU10700015		
Financing: Proposed Cash, Conventional	Exemptions	Year Taxes Payable 2023	
Annual Taxes \$1,025.0	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			
Seller Concessions Offer Y/N	Seller Concession Amount \$			

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

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