

Listings as of 11/10/2025

Property Type LOTS AND LAND	Status Active	Auction Yes
MLS # 202545426	TBD W 800 N	Huntington IN 46750
Area Huntington County	Parcel ID 35-02-28-200-056.701-001	Status Active
Sub None	Cross Street	LP \$0
School District HCS Elem	Roanoke JrH Crestview	Type Agricultural Land
Legal Description 001-00567-01 N PT NW SEC 28 35.869A	SrH Huntington North	Lot #
Directions go north on Guilford St, to round about turn on first right then drive 2.5 miles to 800 n then turn left property is 1/2 mile on left.		



Remarks 35.869 acres of land partially in set aside program for trees and waterway. The tree and waterway program can be transferred to new owner unless they choose to take out of programs and pay penalty. Tree program expires in 10 years and waterway program expires in 2 years. This property could be farmed again or left as is for the nature lover or outdoorsman. This would also make a great place to build your forever home or multiple homes..... 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 \$ 100,000. Sellers will review the Highest Offer on Wednesday, December 10 @ 3pm. <<< 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.>>>

Sec	Lot	City Zoning	Lot Ac/SF/Dim 35.8700 / 1,562,497 / Irregular
Inside City Limits			
County			
Zoning Description	Agriculture		
Parcel Desc	Partially Wooded, Pasture, Rolling, Flood Plain		Platted Development No
Township	Clear Creek	Date Lots Available	Platted Y/N Yes
Type Use	Agriculture, Residential,	Road Access County	Price per Acre \$0.00
		Road Surface Asphalt	Road Frontage County
Type Water	None	Well Type	Easements No
Type Sewer	None		Water Frontage 0.00
Type Fuel	None		Assn Dues Not Applicable
Electricity	None		Other Fees
Virtual Tours:			DOCUMENTS AVAILABLE Aerial Photo, Legal Description, Soil Map, Zoning
Miscellaneous			
Impvmt Type			
Strctr/Bldg Imprv	No		
Can Property Be Divided?	Yes		
Water Name		Lake Type	
Water Frontage	0.00	Channel Frontage	Water Access NONE
Water Features			
Financing: Proposed	Cash, Conventional	Exemption	No Exemptions
Annual Taxes	\$140.50	Is Owner/Seller a Real Estate Licensee	No
List Office	Ness Bros. Realtors & Auctioneers - Off: 260-356-3911		
		Possession	DOC
		Year Taxes Payable	2025

Pending Date	Closing Date	Selling Price	How Sold
Total 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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