Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641190 **444 First Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-15-100-623.500-00 **Typ** Site-Built Home **Waterfront** No
Sub Purviance **Cross Street** **Bedrm** 4 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Lincoln
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description 014-06235-00 ORIG PLAT PT LT 265 & LT 266
Directions to Property State Rd 5 South to W 500 N, head East then go South on Guildford St., take a left on Court St., continue to the left onto First St., property is on the West side of the road

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 4 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18 from 2-4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.0700 / 3,049 / 50x84 **Lot Desc** Irregular, Level, 0-2.9999
Above Gd Fin SqFt 1,444 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 224 **Ttl Fin SqFt** 1,444 **Year Built** 1913
Age 113 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partial Basement **# Rooms** 6
Basement Material Block

Room Dimensions	RM	DIM		LVL
L	11	x	15	M
D		x		
F		x		
K		x		
B		x		
D		x		
1B	9	x	12	M
2B	10	x	13	U
3B	9	x	11	U
4B	13	x	15	U
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 1
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x
AMENITIES Porch Covered
Garage / / x /
Outbuilding None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Public
Well
Sewer Public
Fuel / Forced Air
Heating
Cooling None

Dryer Hookup Gas No **Fireplace** No
Dryer Hookup Elec No **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** No
Water Soft-Owned No **Skylight** No
Water Soft-Rented No **ADA Features** No
Alarm Sys-Sec No **Fence**
Alarm Sys-Rent No **Golf Course** No
Garden Tub No **Nr Wlkg Trails** No
Jet Tub No **Garage Y/N** No
Pool No **Off Street Pk** Yes
Pool Type

Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,130.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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