Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202641193 **2145 Sabine Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-14-100-164.800-00 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Lincoln
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description MCFARLANDS ADD E PT LOT 1 & E PT LOT 2
Directions to Property State Rd. 5 South to 24 Bypass, head East to N Broadway Street and go South, property is on the southwest corner of Sabine and Broadway

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 3 bedroom, 1 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18th 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** 0.1700 / 7,405 / 59x120 **Lot Desc** Corner, Level, 0-2.9999
Above Gd Fin SqFt 1,292 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 323 **Ttl Fin SqFt** 1,292 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partially Finished **# Rooms** 6
Basement Material

Room Dimensions					Baths	Full	Half	Water	Public	Dryer Hookup Gas	No	Fireplace	No
RM	DIM			LVL	B-Main	1	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No
L	12	x	17	M	B-Upper	0	0	Sewer	Public	Dryer Hookup G/E	No	Split Flrpln	No
D		x			B-Blw G	0	0	Fuel /	Forced Air	Disposal	No	Ceiling Fan	No
F		x			Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
K	12	x	12	M	Laundry L/W	7 x 5		Cooling	None	Water Soft-Rented	No	ADA Features	No
B		x			AMENITIES	Patio Open, Porch Covered				Alarm Sys-Sec	No	Fence	
D		x								Alarm Sys-Rent	No	Golf Course	No
1B	12	x	14	U						Garden Tub	No	Nr Wlkg Trails	No
2B	11	x	9	M						Jet Tub	No	Garage Y/N	Yes
3B	11	x	9	M	Garage	2.0 / Detached		/ 14 x 20	/ 280.	Pool	No	Off Street Pk	Yes
4B		x			Outbuilding	None		x		Pool Type			
5B		x			Outbuilding 2			x					
R		x			Assn Dues			Frequency	Not Applicable				
LF		x			Other Fees								
E		x			Restrictions								

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 $2,110.00 **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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.