Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202641192 **1234 Salamonie Avenue** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-22-100-352.500-00 **Typ** Site-Built Home **Waterfront** No
Sub Shoefactory **Cross Street** **Bedrm** 2 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Horace Mann
Intermediate **JrH** Riverview **SrH** Huntington North
Legal Description 014-03525-00 SHOEFACTORY ADD LOT 162
Directions to Property State Rd 5 South, to Salamonie Ave, turn Right, house is fourth on West side of road after Beard St.

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 2 bedroom, 1.5 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 2-4 pm. 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** 0.1400 / 6,098 / 50x124 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,257 **Above Gd Unfin SqFt** 532 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,257 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	13	x	17	M
D	14	x	16	M
F		x		
K	12	x	14	M
B		x		
D		x		
1B	13	x	10	U
2B	12	x	13	U
3B		x		
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 9 x 10
AMENITIES Attic-Walk-up
Garage 2.0 / Detached / 24 x 28 / 672.
Outbuilding None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Public
Well
Sewer Public
Fuel / Gas, 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**	Yes
Pool	No	**Off Street Pk**	
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 $2,100.00 **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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