

MLS #: 37433	Status: ACTIVE	Class: RESIDENTIAL	Style: 1 Story	Contract: No	Asking Price: \$64,900
Type: Residential	Address: 222 Angling Rd	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (680)
Township: MONROE	Subdivision: None	Year Built: 1958	Foundation Type: Crawl Space	Garage Type: 1.5-Car Attache	
Rooms: 6	Bedrooms: 3	Full Baths: 1	Half Baths: 0	Outbuilding Type: Utility Building	Office: Reed Realty - MAIN: (765) 468-8463
Agent: Pamela J. Edwards - Home: (765) 468-8445		Co-Agent:			











Agent Hit Count:

Client Hit Count:

Virtual Tour:

No Photo Available

No Photo Available

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Original Price: \$64,900	DOM: 285	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 12.0x11.1	Kitchen Level: 1
Photo/Video (Y/N): No	Listing Date: 3/19/2009	Dining Room Size:	Dining Room Level:
Entry: Combination	Location: front door	Den/Study Size: 11.4x10.6	Den/Study Level: 1
Legal: SW Cor E1/2 S 70x164.5x6' Pt NE 13-20-12 .264 Ac	Lot Frontage:	Bedroom 1 Size: 11.6x11.3	Bedroom 1 Level: 1
Lot Depth:	Lot Depth:	Bedroom 2 Size: 11.6x11.3	Bedroom 2 Level: 1
# of Acres /-: 0.26	Irregular (Y/N): Yes	Bedroom 3 Size: 13.2x11.1	Bedroom 3 Level: 1
Total SQFT /-: 1168	Main Level SQFT: 1168	Bedroom 4 Size:	Bedroom 4 Level:
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 5x9	Bath 1 Level: 1
Basement SQFT /-: 0	Walkout (Y/N):	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: in den	Utility Room Level:
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size:	Other Room 1 Level:
High: MONROE CENTRAL	Living Room Size: 19.10x13.4	Other Room 2 Size:	Other Room 2 Level:
Living Room Level: 1	Great Room Size:	Other Room 3 Size:	Other Room 3 Level:
Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:	

FEATURES Show Instr: Call Office to Set Appt.

Exterior: Vinyl	Patio/Deck/Porch: Covered, Enclosed, Patio, Porch	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Double-Hung, Replacement,	2ndOutbuildings: None	
WindowTreatments: Partial	Topography/Amenities: Level	Possession: Day of Final Closing
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Asphalt	Heat Fuel: Gas-Natural	Docs on File: Aerial Photo, Agency, Sellers Disclosure, LBP Fo
Fireplace: None	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: Chain Link	Water Heater: Gas-Natural	
Appl. Included: Washer/Dryer Hookup	Media (TV): Cable, Satellite w/o Controls	Common Amenities: None
	Utility Companies: VEC, AEP	Flood Plain: No
	Reserved: None	Internet:

FINANCIAL INFORMATION			
Tax ID #: 68-07-13-180-079.000-00	Land Value: 6700.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 430.34	Improve. Value: 49500.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Mortgage	Ditch Fee: 0.00	BRC Fee:	Seller Assisted (Y/N): No
	List \$/SqFt: \$55.57	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Hwy 32 E to Farmland, S on Mulberry St- angle R onto Angling Rd to home on R side.			

REMARKS Comfy three bedroom home on landscaped lot. Back yard w/ 8x10 utility shed and dog kennel is fenced. Hardwood floors in bedrooms. Eat-in kitchen. Den or TV room has pantry plus closet containing washer/dryer hook-up . Pt. enclosed covered porch. Attached 1.5 car garage. Paved drive way.

ADDENDUM Property sold "As-Is" Offers subject to short sale approval of seller's lender.

Selling Agent:	Closing Date:	Sold\$:	Concessions:
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points: Interest Rate:
Repair Allowance:	Sale Type Private Seller		

This information is deemed reliable, but not guaranteed. All room sizes are approximate. Property taxes need to be verified. Confirm school district(s) with school corporation officials due to re-districting.