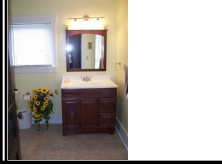


MLS #: 38575 **Status:** TEMPORARY ACTIVE **Class:** RESIDENTIAL **Style:** 2 Stories **Contract:** No **Asking Price:** \$110,000
Type: Residential **Address:** 205 N MAIN **City:** FARMLAND **Zip:** 47340 **County:** Randolph **Area:** Monroe Township
Township: MONROE **Subdivision:** None **Year Built:** 1903 **Foundation Type:** Crawl Space **Garage Type:** None
Rooms: 8 **Bedrooms:** 4 **Full Baths:** 2 **Half Baths:** 0 **Outbuilding Type:** Barn **Office:** Reed Realty - MAIN: (765) 468-8463
Agent: Pamela J. Edwards - Home: (765) 468-8445 **Co-Agent:**



Agent Hit Count: 20
Client Hit Count: 6
Virtual Tour:

Original Price: \$110,000	DOM: 13	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 14.6x13.9	Kitchen Level: 1
Photo/Video (Y/N): No	Listing Date: 7/1/2009	Dining Room Size: 12.5x16.0	Dining Room Level: 1
Entry: None	Location: Reed Realty	Den/Study Size:	Den/Study Level:
Legal: 59 3/4 C Pt lots 17, 18, 19		Bedroom 1 Size: 11.2x12.5	Bedroom 1 Level: 1
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 14.2x13.3	Bedroom 2 Level: 2
# of Acres /-: 0.15	Irregular (Y/N): Yes	Bedroom 3 Size: 13.1x11.6	Bedroom 3 Level: 2
Total SQFT /-: 2368	Main Level SQFT:	Bedroom 4 Size: 12.4x12.2	Bedroom 4 Level: 2
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 4 pc	Bath 1 Level: 1
Basement SQFT /-: 0	Walkout (Y/N): No	Bath 2 Size: 4 pc	Bath 2 Level: 2
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 0	Utility Room Size: 7.6x6.0	Utility Room Level: 1
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size:	Other Room 1 Level:
Living Room Size: 28.8x13.10	Living Room Level: 1	Other Room 2 Size:	Other Room 2 Level:
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:
FEATURES	ShowInstr: Pick up key at Reed Realty	Outbuilding 1 Size:	Outbuilding 2 Size:

Exterior: Aluminum, Vinyl	Patio/Deck/Porch: Covered, Porch	Water: City
Roofing: Shingle	Pool: None	Sewer: City
Windows: Double-Hung, Thermo-Pane, Wood	2ndOutbuildings: None	Possession: Negotiable
WindowTreatments: Partial	Topography/Amenities: Level	Show Instructions: Call for Appointment
2ndGarageType: None	Heat Type: Forced Air	Docs on File: Aerial Photo, Agency, Sellers Disclosure, LBP
Driveway: None	Heat Fuel: Gas-Natural	Docs Online: Sellers Disclosure, LBP Form
Fireplace: None	Air Conditioning: Central Air	Common Amenities: None
Fence: None	Water Heater: Gas-Natural	Flood Plain: No
Appl. Included: Dishwasher, Disposal, Range-Electric, Refrigerator, Washer/Dryer Hookup	Media (TV): None	Internet:
	Utility Companies: VEC, AEP, OTH	
	Reserved:	

Tax ID #: 68-07-13-108-151.000-00	Land Value: 3900.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 1831.60	Improve. Value: 65400.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: None	Ditch Fee: 0.00 BRC Fee: 0.00	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$46.45	Assoc. Dues: 0.00	Assoc. Dues/Per:
Oth Exp: 0.00 /Per: 0	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Hwy 32 E to Farmland, South on Main 2 blks, W side of street			

REMARKS Lovely older home on Historic Farmland's Main Street. Home was refurbished 2 1/2 years ago: 2 new furnaces and central air systems, new roof, 2 new bathrooms, ceramic tile floors in baths, vinyl in kitchen. New counter tops. Owner reports home is well insulated. Beautiful wood floors and woodwork. Open staircase. Wonderful side porch. Property is zoned for residential/commercial purposes. This home has been tastefully maintained. Call for your showing today.

ADDENDUM Parking in front of the house and also just off ally in the back. Barn at rear of the property joins neighbor's barn on north side. Continued Legal Description: 41 1/4 x 51 Pt Lot 20, Strip 11.7 x .8 lot 19.

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.