

MLS #: 40218 **Status:** ACTIVE **Class:** RESIDENTIAL **Style:** 1.5 Story **Contract:** No **Asking Price:** \$47,900
Type: Residential **Address:** 5499 S County Road 1100W **City:** MODOC **Zip:** 47358 **County:** Randolph **Area:** Union Township (6809)
Township: UNION **Subdivision:** None **Year Built:** 1890 **Foundation Type:** Basement/Crawl **Garage Type:** None
Rooms: 6 **Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 0 **Outbuilding Type:** Storage Shed **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:

Original Price: \$47,900	DOM: 25	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 10.3x15.11	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 12/1/2009	Dining Room Size:	Dining Room Level:
Entry: MEIAR Key Box	Location: North door	Den/Study Size: 6.8x14.3	Den/Study Level: 1
Legal: Pt NW SW 22-19-12 2.197 Ac		Bedroom 1 Size: 10.5x12.4	Bedroom 1 Level: 1
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 9.0x11.11	Bedroom 2 Level: 2
# of Acres /-: 5.50	Irregular (Y/N): Yes	Bedroom 3 Size: 12.2x11.11	Bedroom 3 Level: 2
Total SQFT /-: 1244	Main Level SQFT: 1244	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: 4.10x12.4	Bath 1 Level: 1
Basement SQFT /-: 103	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 103	Utility Room Size: 11.0x9.7	Utility Room Level: 1
Elem: UNION	Middle: UNION High: UNION	Other Room 1 Size:	Other Room 1 Level:
Living Room Size: 23.7x17.7	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	Show Instr: Call to Schedule an appointment	Outbuilding 1 Size:	Outbuilding 2 Size:

Exterior: Cedar	Patio/Deck/Porch: Covered	Water: Well
Roofing: Shingle, Metal	Pool: None	Sewer: Septic
Windows: Double-Hung	2ndOutbuildings: None	
WindowTreatments: Yes	Topography/Amenities: Level	Possession: Day of Final Closing
2ndGarageType: None	Heat Type: Space Heater	Show Instructions: Call for Appointment
Driveway: Gravel	Heat Fuel: Gas-Propane	Docs on File: Agency, Sellers Disclosure, LBP Form
Fireplace: None	Air Conditioning: None	Docs Online: Sellers Disclosure, LBP Form
Fence: None	Water Heater: Electric	
Appl. Included: Refrigerator, Microwave, Washer/Dryer Hookup	Media (TV): None	Common Amenities: None
	Utility Companies: AEP	Flood Plain: No
	Reserved:	Internet:

Tax ID #: 68-15-22-200-006.000-01	Land Value: 14600.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 110.00	Improve. Value: 18800.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Over 65	Ditch Fee: BRC Fee:	Gas Available (Y/N):	Seller Assisted (Y/N): No
	List \$/SqFt: \$38.50	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: Hwy 32 to 1100 W turn S. 7 1/2 miles on E. side of road			

REMARKS Get away to the country at a low low price. Five plus acres w/older 3-4 bedroom house. 1 1/2 story cedar sided. Freshly painted interior. Full bath w/hand held shower and tub. Carpet in good condition. Window treatments stay. Lots of wood cabinets in kitchen. Refrigerator and microwave stay. Wall heaters down and 1 upstairs. Duct work available for central heating. Newer shingle roof on front, metal on back. A little over 2 acres cash rented to local farmer.

ADDENDUM Pt S NW 22-19-12 3.303 AC

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.