

**MLS #:** 40275    **Status:** ACTIVE    **Class:** RESIDENTIAL    **Style:** 2 Stories    **Contract:** No    **Asking Price:** \$149,900  
**Type:** Residential    **Address:** 200 S MAIN    **City:** FARMLAND    **Zip:** 47340    **County:** Randolph    **Area:** Monroe Township (680)  
**Township:** MONROE    **Subdivision:** Mulls Addition    **Year Built:** 1880    **Foundation Type:** Basement/Crawl    **Garage Type:** 2-Car Attached  
**Rooms:** 10    **Bedrooms:** 4    **Full Baths:** 1    **Half Baths:** 1    **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:**

<b>Original Price:</b> \$149,900	<b>DOM:</b> 56	<b>Family Room Size:</b> 14.2x32.3	<b>Family Room Level:</b> 1
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 15.4x13.1	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 12/7/2009	<b>Dining Room Size:</b> 16.6x11.8	<b>Dining Room Level:</b> 1
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Front Door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Mulls Add Exc. 652 Sq Ft Lot 1		<b>Bedroom 1 Size:</b> 13.4x13.1	<b>Bedroom 1 Level:</b> 2
<b>Lot Frontage:</b> 85.00	<b>Lot Depth:</b> 185.00	<b>Bedroom 2 Size:</b> 11.11x13.0	<b>Bedroom 2 Level:</b> 2
<b># of Acres /-:</b> 0.36	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 13.11x12.4	<b>Bedroom 3 Level:</b> 2
<b>Total SQFT /-:</b> 4164	<b>Main Level SQFT:</b> 2082	<b>Bedroom 4 Size:</b> 13.3x15.6	<b>Bedroom 4 Level:</b> 2
<b>Upper Level 1 SQFT:</b> 2082	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>
<b>Lower Level SQFT:</b>	<b>Source:</b> Tax Records	<b>Bath 1 Size:</b> 4.4x8.2	<b>Bath 1 Level:</b> 1
<b>Basement SQFT /-:</b> 520	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 11.7x6.5	<b>Bath 2 Level:</b> 2
<b>Basement Finished SQFT:</b> 520	<b>Basement Unfinish. SQFT:</b> 0	<b>Utility Room Size:</b> 9.3x10.7	<b>Utility Room Level:</b> 1
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 11.5x12.0	<b>Other Room 1 Level:</b> 1
<b>Living Room Size:</b> 13.5x23.2	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b> 13.1x14.10	<b>Other Room 2 Level:</b> 1
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Other Room 3 Size:</b> 8.7x11.3	<b>Other Room 3 Level:</b> 2
<b>FEATURES</b>	<b>Show Instr:</b> call to schedule an appointed	<b>Outbuilding 1 Size:</b> 8x10	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Vinyl	<b>Patio/Deck/Porch:</b> Covered, Deck, Porch	<b>Water:</b> City
<b>Roofing:</b> Shingle, Steel	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Casement, Double-Hung, Storm Windows	<b>2nd Outbuildings:</b> None	
<b>Window Treatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> 30 Days after Closing
<b>2nd Garage Type:</b> 2-Car Detached, Carport, Garage	<b>Heat Type:</b> Baseboard, Water/Steam	<b>Show Instructions:</b> Call for Appointment
<b>Driveway:</b> Gravel	<b>Heat Fuel:</b> Electric, Gas-Natural	<b>Docs on File:</b> Agency, Sellers Disclosure, LBP Form
<b>Fireplace:</b> Living Room, Gas Log, Wood	<b>Air Conditioning:</b> Window Unit(s)	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> Chain Link	<b>Water Heater:</b> Gas-Natural	
<b>Appl. Included:</b> Dishwasher, Disposal, Range-Electric, Refrigerator, Washer/Dryer Hookup, Microwave Hood, Trash Compactor	<b>Media (TV):</b> Antenna, Cable	<b>Common Amenities:</b> None
	<b>Utility Companies:</b> VEC, AEP	<b>Flood Plain:</b> No
	<b>Reserved:</b>	<b>Internet:</b>

<b>Tax ID #:</b> 68-07-13-183-132.000-00	<b>Land Value:</b> 8400.00	<b>Water Expense/Month:</b> 50	<b>Electric Expense/Month:</b> 119
<b>Est. Annual Tax:</b> 958.72	<b>Improve. Value:</b> 118100.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b> 201
<b>Exemptions:</b> Homestead, Mortgage	<b>Ditch Fee:</b> 25.00 <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> Yes	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$36.00	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> /Per:	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> St Rd 32 E to Farmland, S. on Main St past business district to sign on right			

**REMARKS** Lovely large older 2 story house, w/att. garage, plus 2 car detached garage w/carport. Corner lot, fenced in back yard for children and pets. A lot of storage top to bottom. Family room large enough for pool table. Warm Florida room to watch snow flakes falling. There is a storage room on the 2nd level that is 14x7. The front porch measures 9.3x25 and the wood deck is 12.1x12.8. Huge walk in closet in the Master bedroom 10x7. Attached garage is 20x18.

**ADDENDUM** Washer and Dryer are negotiable. This property is zoned commercial/community. Items not included with house are: ( plate shelf in DR., LR & kit.. Leaded glass light in kitchen. Oak shelving in office. Knick knack shelves in office and hall.Porch swing)

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

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.