

**MLS #:** 40463    **Status:** ACTIVE    **Class:** RESIDENTIAL    **Style:** 1.5 Story    **Contract:** No    **Asking Price:** \$72,000  
**Type:** Residential    **Address:** 400 N MAIN    **City:** FARMLAND    **Zip:** 47340    **County:** Randolph    **Area:** Monroe Township (680)  
**Township:** MONROE    **Subdivision:** Pursleys Additi    **Year Built:** 1900    **Foundation Type:** Basement/Crawl    **Garage Type:** None  
**Rooms:** 9    **Bedrooms:** 3    **Full Baths:** 2    **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:**

<b>Original Price:</b> \$72,000	<b>DOM:</b> 28	<b>Family Room Size:</b> 20.11x11.0	<b>Family Room Level:</b> 1
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 12.6x19.7	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 1/4/2010	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Front door	<b>Den/Study Size:</b> 13.0x11.5	<b>Den/Study Level:</b> 1
<b>Legal:</b> MA Pursley Add (EXC 146 S.F.) Lot 6		<b>Bedroom 1 Size:</b> 11.1x16.3	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b> 55.00	<b>Lot Depth:</b> 166.00	<b>Bedroom 2 Size:</b> 9.5x17.2	<b>Bedroom 2 Level:</b> 1
<b># of Acres /-:</b> 0.21	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 11.4x11.10	<b>Bedroom 3 Level:</b> 2
<b>Total SQFT /-:</b> 2228	<b>Main Level SQFT:</b> 1528	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b> 700	<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> 6.2x7.0	<b>Bath 1 Level:</b> 1
<b>Basement SQFT /-:</b> 528	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 9.7x4.11	<b>Bath 2 Level:</b> 2
<b>Basement Finished SQFT:</b> 0	<b>Basement Unfinish. SQFT:</b> 528	<b>Utility Room Size:</b> 6.4x10.1	<b>Utility Room Level:</b> 1
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 20.1x11.2	<b>Other Room 1 Level:</b> 2
<b>Living Room Size:</b> 13.1x19.10	<b>Living Room Level:</b> 1	<b>Other Room 2 Size:</b> 8.4x9.6	<b>Other Room 2 Level:</b> 2
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>FEATURES</b> Show Instr: Call for an appointment		<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Wood	<b>Patio/Deck/Porch:</b> Deck, Porch	<b>Water:</b> City
<b>Roofing:</b> Shingle, Metal	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Replacement, Storm Windows,	<b>2ndOutbuildings:</b> None	
<b>WindowTreatments:</b> Partial	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Day of Final Closing
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Baseboard, Forced Air	<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> None	<b>Air Conditioning:</b> None	<b>Docs Online:</b> Sellers Disclosure, LBP Form
<b>Fence:</b> None	<b>Water Heater:</b> Electric, Gas-Natural	
<b>Appl. Included:</b> Dishwasher, Disposal, Range-Electric, Refrigerator, Washer/Dryer Hookup, Cooktop-Electric, Oven Built-	<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> 68-08-18-231-061.000-00	<b>Land Value:</b> 6600.00	<b>Water Expense/Month:</b>	<b>Electric Expense/Month:</b>
<b>Est. Annual Tax:</b> 505.46	<b>Improve. Value:</b> 62300.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<b>Exemptions:</b> Homestead, Mortgage, Other-See Remarks	<b>Ditch Fee:</b> 10.00 <b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> Yes	<b>Seller Assisted (Y/N):</b> No
	<b>List \$/SqFt:</b> \$32.32	<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> Hwy 32 E to Farmland, South on Main to sign of E. side			

**REMARKS** Bed & Breakfast? Mother-in-law suite? Rental Income? This two story property could meet any of these needs and more! Located in Historic Farmland. This home w/wrap around porch & private back deck has 2 BR, Full bath, Kitchen, Family room/Dining room, LR w/wood burner down, and 1 BR, bath, LR and Kitchenette up stairs. Up Stairs and down have separate utilities except water and sewage. Gas heat down, electric heat up. Interesting lighting and tray ceiling in tower livingroom upstairs. 2 stoves, 2 refrigerators included. Upstairs has private exterior entrance as well as may be open to the rest of the house. Handy garden/utility shed just off patio area. Off street parking.

**ADDENDUM** Short sale- offers subject to lender's approval. Rest of legal & 5' of the S. Side of Lot 7 exc. 15 S.F. Rest Tax ID# 68-08-18-231-60.000-008

<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>Interest Rate:</b>
<b>Repair Allowance:</b>	<b>Sale Type</b> 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.