

**MLS #:** 40516    **Status:** ACTIVE    **Class:** RESIDENTIAL    **Style:** 1 Story    **Contract:** No    **Asking Price:** \$92,500  
**Type:** Residential    **Address:** 722 N MAIN    **City:** FARMLAND    **Zip:** 47340    **County:** Randolph    **Area:** Monroe Township (680)  
**Township:** MONROE    **Subdivision:** None    **Year Built:** 1970    **Foundation Type:** Crawl Space    **Garage Type:** 2-Car Attached  
**Rooms:** 5    **Bedrooms:** 3    **Full Baths:** 2    **Half Baths:** 0    **Outbuilding Type:** None    **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> \$92,500	<b>DOM:</b> 21	<b>Family Room Size:</b>	<b>Family Room Level:</b>
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 17x12.6	<b>Kitchen Level:</b> 1
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 1/11/2010	<b>Dining Room Size:</b>	<b>Dining Room Level:</b>
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Back door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>
<b>Legal:</b> Pt SW 7-20-13.459A		<b>Bedroom 1 Size:</b> 9.9x12.2	<b>Bedroom 1 Level:</b> 1
<b>Lot Frontage:</b> 80.00	<b>Lot Depth:</b> 200.00	<b>Bedroom 2 Size:</b> 12.6x10.10	<b>Bedroom 2 Level:</b> 1
<b># of Acres /-:</b> 0.37	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 11.5x16.4	<b>Bedroom 3 Level:</b> 1
<b>Total SQFT /-:</b> 1392	<b>Main Level SQFT:</b> 1392	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>
<b>Upper Level 1 SQFT:</b>	<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> 7.10x7.0	<b>Bath 1 Level:</b> 1
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b>	<b>Bath 2 Size:</b> 4.7x4	<b>Bath 2 Level:</b> 1
<b>Basement Finished SQFT:</b>	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b> 4.10x5.6	<b>Utility Room Level:</b> 1
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 11.5x7.3	<b>Other Room 1 Level:</b> 1
<b>High:</b> MONROE CENTRAL		<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>
<b>Living Room Size:</b> 21x12.1	<b>Living Room Level:</b> 1	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Outbuilding 1 Size:</b> 10x12	<b>Outbuilding 2 Size:</b>

<b>Exterior:</b> Brick, Vinyl	<b>Patio/Deck/Porch:</b> Covered, Patio, Porch	<b>Water:</b> City
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City
<b>Windows:</b> Double-Hung, Replacement, Casement, Storm Door	<b>2nd Outbuildings:</b> None	
<b>Window Treatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Negotiable
<b>2nd Garage Type:</b> None	<b>Heat Type:</b> Baseboard	<b>Show Instructions:</b> Call for Appointment
<b>Driveway:</b> Asphalt	<b>Heat Fuel:</b> Electric	<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	
<b>Appl. Included:</b> Range-Electric, Refrigerator, Washer/Dryer Hookup, Kitchen Exhaust	<b>Media (TV):</b> Antenna, Cable, Satellite w/o Control	<b>Common Amenities:</b> None
	<b>Utility Companies:</b> AEP	<b>Flood Plain:</b> No
	<b>Reserved:</b>	<b>Internet:</b>

<b>Tax ID #:</b> 68-08-07-326-008.000-00	<b>Land Value:</b> 10600.00	<b>Water Expense/Month:</b> 60	<b>Electric Expense/Month:</b>
<b>Est. Annual Tax:</b> 645.08	<b>Improve. Value:</b> 74900.00	<b>Sewage Expense/Month:</b>	<b>Gas Expense/Month:</b>
<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> \$66.45	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>
<b>Oth Exp:</b> <b>/Per:</b>	<b>Assumption (Y/N):</b> No	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>
<b>Directions:</b> St Rd 32 East to Farmland, North on St Rd 1, 1/4 mile to sign on right			

**REMARKS** This well maintained home is located on the north edge of Farmland. Floor to ceiling built in book case in LR. Home has large closet in each bedroom. Bath with tub also has a linen closet. Newer vinyl flooring in sunny kitchen. Small pantry off of kitchen for extra storage. Large laundry room with lots of cabinets. 3 year old paved driveway, leads to lots of parking, w/basketball goal at the end. Garage has lots of cabinets for storage. Covered patio on back of house over looking large back yard.

**ADDENDUM**

<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.