

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:

Original Price: \$92,500	DOM: 21	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 17x12.6	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 1/11/2010	Dining Room Size:	Dining Room Level:
Entry: MEIAR Key Box	Location: Back door	Den/Study Size:	Den/Study Level:
Legal: Pt SW 7-20-13.459A		Bedroom 1 Size: 9.9x12.2	Bedroom 1 Level: 1
Lot Frontage: 80.00	Lot Depth: 200.00	Bedroom 2 Size: 12.6x10.10	Bedroom 2 Level: 1
# of Acres /-: 0.37	Irregular (Y/N): No	Bedroom 3 Size: 11.5x16.4	Bedroom 3 Level: 1
Total SQFT /-: 1392	Main Level SQFT: 1392	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: 7.10x7.0	Bath 1 Level: 1
Basement SQFT /-: 0	Walkout (Y/N):	Bath 2 Size: 4.7x4	Bath 2 Level: 1
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: 4.10x5.6	Utility Room Level: 1
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size: 11.5x7.3	Other Room 1 Level: 1
High: MONROE CENTRAL		Other Room 2 Size:	Other Room 2 Level:
Living Room Size: 21x12.1	Living Room Level: 1	Other Room 3 Size:	Other Room 3 Level:
Great Room Size:	Great Room Level:	Outbuilding 1 Size: 10x12	Outbuilding 2 Size:

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

Tax ID #: 68-08-07-326-008.000-00	Land Value: 10600.00	Water Expense/Month: 60	Electric Expense/Month:
Est. Annual Tax: 645.08	Improve. Value: 74900.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Mortgage	Ditch Fee: 25.00 BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No
	List \$/SqFt: \$66.45	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: 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

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.