










MLS #: 41781	Status: ACTIVE	Class: RESIDENTIAL	Style: 2 Stories	Contract: No	Asking Price: \$75,000
Type: Residential	Address: 310 S MAIN	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (6805
Township: MONROE	Subdivision: None	Year Built: 1890	Foundation Type: Crawl Space	Garage Type: 2-Car Detached	
Rooms: 7	Bedrooms: 3	Full Baths: 1	Half Baths: 0	Outbuilding Type: None	Office: Reed Realty - MAIN: (765) 468-8463
Agent: Pamela J. Edwards - Home: (765) 468-8445			Co-Agent: Ruth Johnson - Cell: (765) 744-5881		
					
				Virtual Tour:	
					
					
Original Price: \$75,000	DOM: 9	Family Room Size: 18.3x9.3	Family Room Level: 1		
Commission SO: 3.0	Variable: No	Kitchen Size: 11.9x14.1	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 5/1/2010	Dining Room Size: 9.7x18.3	Dining Room Level: 1		
Entry: MEIAR Key Box	Location: front door	Den/Study Size:	Den/Study Level:		
Legal: Pt Lot No 2 SE 13-20-12 .303 AC		Bedroom 1 Size: 14.3x11.7	Bedroom 1 Level: 2		
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 12.1x15.1	Bedroom 2 Level: 2		
# of Acres /-: 0.30	Irregular (Y/N): Yes	Bedroom 3 Size: 9.2x8.7	Bedroom 3 Level: 2		
Total SQFT /-: 1644	Main Level SQFT:	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: 6.3x11.8	Bath 1 Level: 1		
Basement SQFT /-: 0	Walkout (Y/N): Yes	Bath 2 Size:	Bath 2 Level:		
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: 7.6x7.3	Utility Room Level: 1		
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size: 4.5x6.2	Other Room 1 Level: 1		
High: MONROE CENTRAL		Other Room 2 Size:	Other Room 2 Level:		
Living Room Size: 15.7x12.4	Living Room Level: 1	Other Room 3 Size:	Other Room 3 Level:		
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:		
FEATURES ShowInstr: Call to schedule an appointment					
Exterior: Aluminum	Patio/Deck/Porch: Covered, Open	Water: City			
Roofing: Shingle, Metal	Pool: In-Ground	Sewer: City			
Windows: Double-Hung, Replacement	2ndOutbuildings: None	Possession: Negotiable			
WindowTreatments: Yes, Partial	Topography/Amenities: Sloping	Show Instructions: Call for Appointment			
2ndGarageType: None	Heat Type: Forced Air	Docs on File: Agency, Sellers Disclosure, LBP Form, Plat Layout			
Driveway: Concrete	Heat Fuel: Gas-Natural	Docs Online: Sellers Disclosure, LBP Form			
Fireplace: None	Air Conditioning: Central Air	Common Amenities: None			
Fence: Partial, Privacy	Water Heater: Electric	Flood Plain: No			
Appl. Included: Washer/Dryer Hookup, Microwave Hood	Media (TV): Antenna, Cable, Satellite w/Controls	Internet:			
	Utility Companies: VEC, AEP				
	Reserved:				
FINANCIAL INFORMATION					
Tax ID #: 68-07-13-401-071.000-008	Land Value: 8300.00	Water Expense/Month:	Electric Expense/Month:		
Est. Annual Tax: 480.00	Improve. Value: 59600.00	Sewage Expense/Month:	Gas Expense/Month:		
Exemptions: Homestead, Mortgage	Ditch Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No		
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:		
	List \$/SqFt: \$45.62	Auction (Y/N): No	Auction Date:		
Oth Exp: /Per:	Assumption (Y/N): No				
Directions: St Rd 32 E to Farmland, South on Main ST.. House located south of business district on the right.					
REMARKS Two story home in downtown Historic Farmland. 3 bedrooms and one bath. Modern eat-in kitchen w/built-in microwave and newer cabinets plus formal dining room. Exterior aluminum siding, heated 2 car garage w/opener & 8'x20' covered porch, concrete drive. Natural gas furnace with C/A. A real bonus for summer fun is the beautiful 18'x32' in-ground pool featuring concrete bottom w/fiberglass sides. Home has lots of curb appeal and amenities so don't wait to call for your showing!!!					
ADDENDUM Chimney has been capped off. Fireplace is decorative only.					
Selling Agent:	Closing Date:	Sold\$:	Concessions:		
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points:		
Repair Allowance:	Sale Type: Short Sale		Interest Rate:		

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.