

MLS #: 41834	Status: ACTIVE	Class: RESIDENTIAL	Style: 1 Story	Contract: No	Asking Price: \$69,900
Type: Residential	Address: 308 E JACKSON	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (6805
Township: MONROE	Subdivision: None	Year Built: 1950	Foundation Type: Slab	Garage Type: 2.5-Car Detache	
Rooms: 6	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:			
					
Original Price: \$69,900	DOM: 4	Family Room Size: 12.3x10.10	Family Room Level: 1		
Commission: SO: 3.0	Variable: No	Kitchen Size:	Kitchen Level:		
Photo/Video (Y/N): Yes	Listing Date: 5/6/2010	Dining Room Size:	Dining Room Level:		
Entry: MEIAR Key Box	Location: Front door	Den/Study Size:	Den/Study Level:		
Legal: Pt Lot No 3 NW 18-20-13 .498 Ac		Bedroom 1 Size: 11.10x12.4	Bedroom 1 Level: 1		
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 10.1x12.1	Bedroom 2 Level: 1		
# of Acres /-: 0.49	Irregular (Y/N): Yes	Bedroom 3 Size: 10.10x12.3	Bedroom 3 Level: 1		
Total SQFT /-: 1316	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:	Bath 1 Level: 1		
Basement SQFT /-: 0	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:		
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size: 10.4x12.4	Utility Room Level: 1		
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size: 21.2x10	Other Room 1 Level: 1		
High: MONROE CENTRAL		Other Room 2 Size: 4.6x6	Other Room 2 Level: 1		
Living Room Size: 13.11x17.7	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 Reed Realty to set showings					
Exterior: Block	Patio/Deck/Porch: Patio, Porch	Water: City			
Roofing: Metal	Pool: None	Sewer: City			
Windows: Aluminum, Screens, Double-Pane	2ndOutbuildings: None				
WindowTreatments: Yes	Topography/Amenities: Level	Possession: Day of Final Closing			
2ndGarageType: None	Heat Type: Forced Air	Show Instructions: Call for Appointment			
Driveway: Asphalt	Heat Fuel: Gas-Natural	Docs on File: Agency, LBP Form			
Fireplace: None	Air Conditioning: Central Air	Docs Online: LBP Form			
Fence: None	Water Heater: Gas-Natural				
Appl. Included: Dishwasher, Range-Electric, Refrigerator, Microwave, Washer, Dryer, Electric Washer/Dryer Hookup	Media (TV): Satellite w/o Controls	Common Amenities: None			
	Utility Companies: VEC, AEP	Flood Plain: No			
	Reserved:	Internet:			
FINANCIAL INFORMATION					
Tax ID #: 68-08-18-204-002.000-008	Land Value: 11100.00	Water Expense/Month: 14	Electric Expense/Month:		
Est. Annual Tax: 1285.00	Improve. Value: 54500.00	Sewage Expense/Month: 29	Gas Expense/Month:		
Exemptions: None	Ditch Fee: 25.00	BRC Fee:	Gas Available (Y/N): Yes		
	List \$/SqFt: \$53.12		Seller Assisted (Y/N): No		
Oth Exp: /Per:	Assumption (Y/N): No	Assoc. Dues:	Assoc. Dues/Per:		
Directions: Hwy 32 E to Farmland, Continue E on Jackson to house on S. side.	Auction (Y/N): No	Auction Date:			
REMARKS Neat and practically maintenance free. This 3 BR, 1 BA block-built house and garage is "one-owner", Attractive Eat-in Kitchen features, wood cabinets, Dishwasher, Electric range and refrigerator. Large utility room has lots of cabinets, rinsing sink, washer and electric dryer stay. Nice four season's room on south side of the house to enjoy every seasons beauty. 4 pc bath is ceramic tiled. Detached garage has garage door opener and gas space heater. Asphalt driveway. Big back yard. Located within walking distance of church, park and shopping. Taxes reflect no exemptions.					
ADDENDUM					
Selling Agent:	Closing Date:	Sold\$:	Concessions:		
Selling Office:	How Sold:	Sold\$/SqFt:	Buyer Points: Interest Rate:		
Repair Allowance:	Sale Type: Estate Sale				

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.