

<b>MLS #:</b> 41834	<b>Status:</b> ACTIVE	<b>Class:</b> RESIDENTIAL	<b>Style:</b> 1 Story	<b>Contract:</b> No	<b>Asking Price:</b> \$69,900
<b>Type:</b> Residential	<b>Address:</b> 308 E JACKSON	<b>City:</b> FARMLAND	<b>Zip:</b> 47340	<b>County:</b> Randolph	<b>Area:</b> Monroe Township (6805
<b>Township:</b> MONROE	<b>Subdivision:</b> None	<b>Year Built:</b> 1950	<b>Foundation Type:</b> Slab	<b>Garage Type:</b> 2.5-Car Detache	
<b>Rooms:</b> 6	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 1	<b>Half Baths:</b> 0	<b>Outbuilding Type:</b> None	<b>Office:</b> Reed Realty - MAIN: (765) 468-8463
<b>Agent:</b> Pamela J. Edwards - Home: (765) 468-8445		<b>Co-Agent:</b>			
					
<b>Original Price:</b> \$69,900	<b>DOM:</b> 4	<b>Family Room Size:</b> 12.3x10.10	<b>Family Room Level:</b> 1		
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b>	<b>Kitchen Level:</b>		
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 5/6/2010	<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>	<b>Den/Study Level:</b>		
<b>Legal:</b> Pt Lot No 3 NW 18-20-13 .498 Ac		<b>Bedroom 1 Size:</b> 11.10x12.4	<b>Bedroom 1 Level:</b> 1		
<b>Lot Frontage:</b>	<b>Lot Depth:</b>	<b>Bedroom 2 Size:</b> 10.1x12.1	<b>Bedroom 2 Level:</b> 1		
<b># of Acres /-:</b> 0.49	<b>Irregular (Y/N):</b> Yes	<b>Bedroom 3 Size:</b> 10.10x12.3	<b>Bedroom 3 Level:</b> 1		
<b>Total SQFT /-:</b> 1316	<b>Main Level SQFT:</b>	<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>	<b>Bath 1 Level:</b> 1		
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b>	<b>Bath 2 Level:</b>		
<b>Basement Finished SQFT:</b>	<b>Basement Unfinish. SQFT:</b>	<b>Utility Room Size:</b> 10.4x12.4	<b>Utility Room Level:</b> 1		
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 21.2x10	<b>Other Room 1 Level:</b> 1		
<b>High:</b> MONROE CENTRAL		<b>Other Room 2 Size:</b> 4.6x6	<b>Other Room 2 Level:</b> 1		
<b>Living Room Size:</b> 13.11x17.7	<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>	<b>Outbuilding 2 Size:</b>		
<b>FEATURES</b> ShowInstr: Call Reed Realty to set showings					
<b>Exterior:</b> Block	<b>Patio/Deck/Porch:</b> Patio, Porch	<b>Water:</b> City			
<b>Roofing:</b> Metal	<b>Pool:</b> None	<b>Sewer:</b> City			
<b>Windows:</b> Aluminum, Screens, Double-Pane	<b>2ndOutbuildings:</b> None				
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Day of Final Closing			
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Forced Air	<b>Show Instructions:</b> Call for Appointment			
<b>Driveway:</b> Asphalt	<b>Heat Fuel:</b> Gas-Natural	<b>Docs on File:</b> Agency, LBP Form			
<b>Fireplace:</b> None	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> LBP Form			
<b>Fence:</b> None	<b>Water Heater:</b> Gas-Natural				
<b>Appl. Included:</b> Dishwasher, Range-Electric, Refrigerator, Microwave, Washer, Dryer, Electric Washer/Dryer Hookup	<b>Media (TV):</b> Satellite w/o Controls	<b>Common Amenities:</b> None			
	<b>Utility Companies:</b> VEC, AEP	<b>Flood Plain:</b> No			
	<b>Reserved:</b>	<b>Internet:</b>			
<b>FINANCIAL INFORMATION</b>					
<b>Tax ID #:</b> 68-08-18-204-002.000-008	<b>Land Value:</b> 11100.00	<b>Water Expense/Month:</b> 14	<b>Electric Expense/Month:</b>		
<b>Est. Annual Tax:</b> 1285.00	<b>Improve. Value:</b> 54500.00	<b>Sewage Expense/Month:</b> 29	<b>Gas Expense/Month:</b>		
<b>Exemptions:</b> None	<b>Ditch Fee:</b> 25.00	<b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> Yes		
	<b>List \$/SqFt:</b> \$53.12		<b>Seller Assisted (Y/N):</b> No		
<b>Oth Exp:</b> /Per:	<b>Assumption (Y/N):</b> No	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>		
<b>Directions:</b> Hwy 32 E to Farmland, Continue E on Jackson to house on S. side.	<b>Auction (Y/N):</b> No	<b>Auction Date:</b>			
<b>REMARKS</b> 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.					
<b>ADDENDUM</b>					
<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> 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.