

**MLS #:** 43785      **Status:** TEMPORARY ACTIVE      **Class:** RESIDENTIAL      **Style:** 2 Stories      **Contract:** No      **Asking Price:** \$139,900  
**Type:** Residential      **Address:** 7001 S County Road 875E      **City:** PARKER CITY      **Zip:** 47368      **County:** Delaware      **Area:** Perry Township (1812)  
**Township:** PERRY      **Subdivision:** None      **Year Built:** 1920      **Foundation Type:** Basement/Craw...**Garage Type:** 1-Car Attached  
**Rooms:** 8      **Bedrooms:** 3      **Full Baths:** 1      **Half Baths:** 0      **Outbuilding Type:** Pole Barn-1      **Office:** Reed Realty - MAIN: (765) 468-8463  
**Agent:** Andrew Wagner - Home: (765) 748-4509      **Co-Agent:**



**Agent Hit Count:**  
**Client Hit Count:**  
**Virtual Tour:**

|   |                                     |                                     |                                  |
|---|-------------------------------------|-------------------------------------|----------------------------------|
| <b>Original Price:</b> \$139,900            | <b>DOM:</b> 2                       | <b>Family Room Size:</b> 16.9x14.10 | <b>Family Room Level:</b> 1      |
| <b>Commission SO:</b> 3.0                   | <b>Variable:</b> No                 | <b>Kitchen Size:</b> 14.2x10        | <b>Kitchen Level:</b> 1          |
| <b>Photo/Video (Y/N):</b> Yes               | <b>Listing Date:</b> 11/17/2010     | <b>Dining Room Size:</b>            | <b>Dining Room Level:</b>        |
| <b>Entry:</b> Combination                   | <b>Location:</b> West door          | <b>Den/Study Size:</b>              | <b>Den/Study Level:</b>          |
| <b>Legal:</b> to be determined after survey |                                     | <b>Bedroom 1 Size:</b> 13.10x9.8    | <b>Bedroom 1 Level:</b> 1        |
| <b>Lot Frontage:</b>                        | <b>Lot Depth:</b>                   | <b>Bedroom 2 Size:</b> 13.9x9       | <b>Bedroom 2 Level:</b> 1        |
| <b># of Acres /-:</b> 10.00                 | <b>Irregular (Y/N):</b> Yes         | <b>Bedroom 3 Size:</b> 16.7x10      | <b>Bedroom 3 Level:</b> 2        |
| <b>Total SQFT /-:</b> 1764                  | <b>Main Level SQFT:</b> 1296        | <b>Bedroom 4 Size:</b>              | <b>Bedroom 4 Level:</b>          |
| <b>Upper Level 1 SQFT:</b> 468              | <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> 13.3x6.3        | <b>Bath 1 Level:</b> 1           |
| <b>Basement SQFT /-:</b> 648                | <b>Walkout (Y/N):</b> No            | <b>Bath 2 Size:</b>                 | <b>Bath 2 Level:</b>             |
| <b>Basement Finished SQFT:</b> 0            | <b>Basement Unfinish. SQFT:</b> 648 | <b>Utility Room Size:</b>           | <b>Utility Room Level:</b>       |
| <b>Elem:</b> MONROE CENTRAL                 | <b>Middle:</b> MONROE CENTRAL       | <b>Other Room 1 Size:</b> 16.8x9.1  | <b>Other Room 1 Level:</b> 2     |
| <b>High:</b> MONROE CENTRAL                 |                                     | <b>Other Room 2 Size:</b> 20x9.6    | <b>Other Room 2 Level:</b> 1     |
| <b>Living Room Size:</b> 15.7x12            | <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> 36x24    | <b>Outbuilding 2 Size:</b> 56x40 |

**FEATURES** ShowInstr: Call for an appointment

|  |  |  |
|--|--|--|
| <b>Exterior:</b> Aluminum  | <b>Patio/Deck/Porch:</b> Enclosed                        | <b>Water:</b> Well   |
| <b>Roofing:</b> Shingle, Steel   | <b>Pool:</b> None  | <b>Sewer:</b> Septic   |
| <b>Windows:</b> Replacement, Wood  | <b>2ndOutbuildings:</b> Barn, Horse Barn, Pole Barn-1... |  |
| <b>WindowTreatments:</b> Yes   | <b>Topography/Amenities:</b> Gently Rolling, Pond        | <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> Gravel  | <b>Heat Fuel:</b> Gas-Propane                            | <b>Docs on File:</b> Aerial Photo, Agency, Sellers Disclosure, LBP ... |
| <b>Fireplace:</b> None   | <b>Air Conditioning:</b> Central Air                     | <b>Docs Online:</b> Sellers Disclosure, LBP Form                       |
| <b>Fence:</b> Farm   | <b>Water Heater:</b> Electric                            | <b>Common Amenities:</b> None  |
| <b>Appl. Included:</b> Dishwasher, Range-Electric, Refrigerator, Microwave | <b>Media (TV):</b> None                                  | <b>Flood Plain:</b> No   |
|  | <b>Utility Companies:</b> AEP                            | <b>Internet:</b>   |
|  | <b>Reserved:</b>   |  |

**FINANCIAL INFORMATION**

|  |                                   |                              |                                  |
|--|-----------------------------------|------------------------------|----------------------------------|
| <b>Tax ID #:</b> 18-16-01-200-001.000-0... | <b>Land Value:</b> 100400.00      | <b>Water Expense/Month:</b>  | <b>Electric Expense/Month:</b>   |
| <b>Est. Annual Tax:</b> 0.00               | <b>Improve. Value:</b> 628000.00  | <b>Sewage Expense/Month:</b> | <b>Gas Expense/Month:</b>        |
| <b>Exemptions:</b> None                    | <b>Ditch Fee:</b> <b>BRC Fee:</b> | <b>Gas Available (Y/N):</b>  | <b>Seller Assisted (Y/N):</b> No |
|  | <b>List \$/SqFt:</b> \$79.31      | <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>             |

**Directions:** Take 700 E South of Hwy 32, 4 miles to 400S and turn east to 875E and turn south to the property

**REMARKS** This property provides instant set-up for cattle or horses with very well maintained fenced pastures and barns. Beautiful setting back off of a very lightly traveled road. This will be surveyed to include approximately 10 acres. You have endless possibilities here. Wapahani Schools. Seller purchased this house with the farm and has never occupied this property. Therefore seller's disclosure indicates he is unaware of conditions.

**ADDENDUM** This parcel will be surveyed off of the farm at a later date. The land value (for just 10 acres), Tax ID #, taxes and Legal will be updated at that time. Values now reflect the whole farm.

|                          |                                  |                     |  |
|--------------------------|----------------------------------|---------------------|--|
| <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.