

MLS #: 41008 **Status:** ACTIVE **Class:** RESIDENTIAL **Style:** Ranch **Contract:** No **Asking Price:** \$79,900
Type: Residential **Address:** 9035 W US HWY 36 **City:** MODOC **Zip:** 47358 **County:** Randolph **Area:** Union Township (6809)
Township: UNION **Subdivision:** None **Year Built:** 1952 **Foundation Type:** Slab **Garage Type:** 2-Car Attached
Rooms: 7 **Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 0 **Outbuilding Type:** Storage Shed **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: \$79,900	DOM: 12	Family Room Size:	Family Room Level:
Commission: SO: 3.0	Variable: No	Kitchen Size: 14.10x8.2	Kitchen Level: 1
Photo/Video (Y/N): Yes	Listing Date: 3/1/2010	Dining Room Size: 11.4x8.10	Dining Room Level: 1
Entry: MEIAR Key Box	Location: Front door	Den/Study Size:	Den/Study Level:
Legal: N E frac NE 2-18-12 1 Ac		Bedroom 1 Size: 10.10x9.2	Bedroom 1 Level: 1
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 10.10x11.9	Bedroom 2 Level: 1
# of Acres /-: 1.00	Irregular (Y/N): Yes	Bedroom 3 Size: 11.4x11.8	Bedroom 3 Level: 1
Total SQFT /-: 1314	Main Level SQFT: 1314	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: 4.10x6.11	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: 9.7x8.1	Utility Room Level: 1
Elem: UNION	Middle: UNION High: UNION	Other Room 1 Size: 10x16	Other Room 1 Level: 1
Living Room Size: 21x12.4	Living Room Level: 1	Other Room 2 Size:	Other Room 2 Level:
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:
FEATURES Show Instr: Call for an appointment		Outbuilding 1 Size:	Outbuilding 2 Size:

Exterior: Brick	Patio/Deck/Porch: Covered, Enclosed, Screened	Water: Well
Roofing: Shingle	Pool: None	Sewer: Septic
Windows: Replacement, Thermo-Pane	2ndOutbuildings: None	
WindowTreatments: Yes	Topography/Amenities: Sloping	Possession: Day of Final Closing
2ndGarageType:	Heat Type: Forced Air	Show Instructions: Call for Appointment
Driveway: Concrete	Heat Fuel: Oil	Docs on File: Aerial Photo, Agency, Sellers Disclosure, LBP Fo
Fireplace: Living Room, Wood Burning	Air Conditioning: Central Air	Docs Online: Sellers Disclosure, LBP Form
Fence: None	Water Heater: Electric	
Appl. Included: Negotiable	Media (TV): Antenna, Satellite w/o Controls	Common Amenities: None
	Utility Companies: REMC	Flood Plain: No
	Reserved:	Internet:

Tax ID #: 68-16-02-100-028.000-01	Land Value: 11200.00	Water Expense/Month:	Electric Expense/Month:
Est. Annual Tax: 196.80	Improve. Value: 73200.00	Sewage Expense/Month:	Gas Expense/Month:
Exemptions: Homestead, Over 65	Ditch Fee: BRC Fee:	Gas Available (Y/N): No	Seller Assisted (Y/N): No
	List \$/SqFt: \$60.81	Assoc. Dues:	Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:
Directions: 32 E. to Farmland, SR 1, S to SR 36, turn W. to house on S. side. approx. 1 mile			

REMARKS This home needs YOU!!! 3 bedroom, brick ranch located just west of Union Schools. 1 acre lot w/mature trees. Newer oak kitchen cabinets. Full wall (stone) fireplace in spacious living room. Replacement windows. Enjoyable 10' x 16' enclosed patio room facing back yard. Master bedroom has 2 closets. 2nd bedroom has closet, plus built-in chest of drawers. Septic located in south yard . Appliances negotiable.

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.