

MLS #: 41031	Status: ACTIVE	Class: RESIDENTIAL	Style: 2 Stories	Contract: No	Asking Price: \$79,900
Type: Residential	Address: 211 S MAIN	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (6805
Township: MONROE	Subdivision: Grooms Addition	Year Built: 1900	Foundation Type: Basement/Crawl	Garage Type: 1.5-Car Detache	
Rooms: 9	Bedrooms: 4	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:			
					Agent Hit Count: Client Hit Count: Virtual Tour:
Original Price: \$79,900	DOM: 20	Family Room Size:	Family Room Level:		
Commission: SO: 3.0	Variable: No	Kitchen Size: 13.10x11.2	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 3/9/2010	Dining Room Size: 13.3x17.2	Dining Room Level: 1		
Entry: None	Location:	Den/Study Size:	Den/Study Level:		
Legal: Grooms Add Exc W PT 1		Bedroom 1 Size: 15.1x11.7	Bedroom 1 Level: 1		
Lot Frontage: 41.00	Lot Depth: 154.00	Bedroom 2 Size: 9.11x12.0	Bedroom 2 Level: 2		
# of Acres /-: 0.14	Irregular (Y/N): No	Bedroom 3 Size: 10.9x15.0	Bedroom 3 Level: 2		
Total SQFT /-: 2497	Main Level SQFT: 1552	Bedroom 4 Size: 18.9x10.11	Bedroom 4 Level: 2		
Upper Level 1 SQFT: 945	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:		
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 7.4x9.4	Bath 1 Level: 1		
Basement SQFT /-: 560	Walkout (Y/N): Yes	Bath 2 Size:	Bath 2 Level:		
Basement Finished SQFT: 0	Basement Unfinish. SQFT: 560	Utility Room Size: 5.10x6.8	Utility Room Level: 1		
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size: 13.1x6.3	Other Room 1 Level: 1		
	High: MONROE CENTRAL	Other Room 2 Size: 18.8x7.0	Other Room 2 Level: 1		
Living Room Size: 15.0x17.10	Living Room Level: 1	Other Room 3 Size: 16.0x6.3	Other Room 3 Level: 2		
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:		
FEATURES ShowInstr: Call to schedule an appointment					
Exterior: Metal, Vinyl, Wood	Patio/Deck/Porch: Covered, Enclosed, Screened	Water: City			
Roofing: Shingle	Pool: None	Sewer: City			
Windows: Double-Hung, Storm Windows, Wood	2ndOutbuildings: None				
WindowTreatments: Yes	Topography/Amenities: Sloping	Possession: Day of Final Closing			
2ndGarageType: None	Heat Type: Baseboard, Forced Air	Show Instructions: Call for Appointment			
Driveway: Asphalt	Heat Fuel: Electric, Gas-Natural	Docs on File: Agency, Sellers Disclosure, LBP Form			
Fireplace: None	Air Conditioning: Central Air, Window Unit(s)	Docs Online: Sellers Disclosure, LBP Form			
Fence: None	Water Heater: Gas-Natural				
Appl. Included: Disposal, Range-Electric, Refrigerator, Washer, Dryer-Electric	Media (TV): Antenna, Cable	Common Amenities: None			
	Utility Companies: VEC, AEP	Flood Plain: No			
	Reserved:	Internet:			
FINANCIAL INFORMATION					
Tax ID #: 68-08-18-255-115.000-008	Land Value: 6900.00	Water Expense/Month:	Electric Expense/Month:		
Est. Annual Tax: 855.60	Improve. Value: 96600.00	Sewage Expense/Month:	Gas Expense/Month:		
Exemptions: Homestead, Over 65	Ditch Fee: BRC Fee:	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No		
	List \$/SqFt: \$32.00	Assoc. Dues:	Assoc. Dues/Per:		
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:		
Directions: Hwy 32 to Farmland, South on Main just past business district on east side of street.					
REMARKS 1890 Circa Queen Anne style home. Beautiful original woodwork. Pocket doors. Built-in mirror & shelving, built-in China open from both dining room and kitchen. Pantry w/dumb waiter. Stained glass windows in stairway tower. Large front porch, screened-in side porch. Original door hardware (w/skeleton keys), original windows w/storms. One bedroom down, three bedrooms upstairs w/walk-in closets. Sunny kitchen. If you like historic homes, you will love this one!					
ADDENDUM Upstairs has elec. basboard heat & window air conditioner. There are three rooms in the basement. Plenty of area for craft and hobby. 16.9x32.6 attic area for storage or new owner could finish for additional living area. NO VA OR FHA FINANCING! The rest of legal: Grooms Add N 1/2 Exc W PT Lot 2					
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.