

MLS #: 41150		Status: TEMPORARY ACTIVE		Class: RESIDENTIAL		Style: 1.5 Story		Contract: No		Asking Price: \$54,900			
Type: Residential		Address: 315 S MAIN		City: FARMLAND		Zip: 47340		County: Randolph		Area: Monroe Township (6805			
Township: MONROE		Subdivision: None		Year Built: 1898		Foundation Type: Basement/Crawl		Garage Type: Carport					
Rooms: 6		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: \$67,900		DOM: 11		Family Room Size:		Family Room Level:							
Commission: SO: 3.0		Variable: No		Kitchen Size: 10.5x10.7		Kitchen Level: 1							
Photo/Video (Y/N): Yes		Listing Date: 3/18/2010		Dining Room Size: 13.6x8.10		Dining Room Level: 1							
Entry: MEIAR Key Box		Location: Side door		Den/Study Size:		Den/Study Level:							
Legal: Pt Lot (10 Rds x 13' off W end)		Bedroom 1 Size: 10.9x13.3		Bedroom 1 Level: 2									
Lot Frontage: 66.00		Bedroom 2 Size: 10.8x11.1		Bedroom 2 Level: 2									
# of Acres /-: 0.23		Bedroom 3 Size: 12.4x13.6		Bedroom 3 Level: 2									
Total SQFT /-: 1912		Bedroom 4 Size:		Bedroom 4 Level:									
Upper Level 1 SQFT: 800		Bedroom 5 Size:		Bedroom 5 Level:									
Lower Level SQFT:		Bath 1 Size: 6.10x5.7		Bath 1 Level: 1									
Basement SQFT /-: 200		Bath 2 Size:		Bath 2 Level:									
Basement Finished SQFT: 0		Utility Room Size: 14.6x6.6		Utility Room Level: 1									
Elem: MONROE CENTRAL		Other Room 1 Size: 14.6x6.7		Other Room 1 Level: 1									
Middle: MONROE CENTRAL		Other Room 2 Size:		Other Room 2 Level:									
High: MONROE CENTRAL		Other Room 3 Size:		Other Room 3 Level:									
Living Room Size: 24.11x13		Living Room Level: 1		Outbuilding 1 Size:		Outbuilding 2 Size:							
Great Room Size:		Great Room Level:											
FEATURES ShowInstr: Call to schedule and appointment													
Exterior: Vinyl		Patio/Deck/Porch: Open		Water: City									
Roofing: Metal		Pool: None		Sewer: City									
Windows: Double-Hung, Storm Windows		2ndOutbuildings: None											
WindowTreatments: Yes		Topography/Amenities: Level		Possession: Negotiable									
2ndGarageType: None		Heat Type: Forced Air		Show Instructions: Call for Appointment									
Driveway: Gravel		Heat Fuel: Gas-Natural		Docs on File: Agency, Sellers Disclosure, LBP Form									
Fireplace: None		Air Conditioning: Central Air		Docs Online: Sellers Disclosure, LBP Form									
Fence: None		Water Heater: Gas-Natural		Common Amenities: None									
Appl. Included: Washer/Dryer Hookup		Media (TV): Antenna, Cable		Flood Plain: No									
		Utility Companies: VEC, AEP		Internet:									
		Reserved:											
FINANCIAL INFORMATION													
Tax ID #: 68-08-18-327-007.000-008		Land Value: 9400.00		Water Expense/Month: 60		Electric Expense/Month:							
Est. Annual Tax: 939.00		Improve. Value: 37400.00		Sewage Expense/Month:		Gas Expense/Month:							
Exemptions: None		Ditch Fee: 25.00		BRC Fee:		Gas Available (Y/N): Yes		Seller Assisted (Y/N): No					
		List \$/SqFt: \$28.71		Assoc. Dues:		Assoc. Dues/Per:		Auction Date:					
Oth Exp: /Per:		Assumption (Y/N): No		Auction (Y/N): No									
Directions: SR 32 E to Farmland. Turn right thru downtown to sign of left.													
REMARKS Ready to move into. This 1912 sq ft home has alot to offer. Lots of updates in the last 10 years. Natural gas forced air furnace and A/C installed 2000. Water heater installed in 2003. Vinyl siding in 2002. All this located in small quiet town. Large backyard. Large living room. Handy closet in dining room. Ceramic tile in bath 2001. Furnace is in crawl space. Electric baseboard heat in bedroom 1.													
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.