

MLS #: 41725	Status: ACTIVE	Class: RESIDENTIAL	Style: 1.5 Story	Contract: No	Asking Price: \$64,900
Type: Residential	Address: 313 N PLUM	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (6805
Township: MONROE	Subdivision: Pursleys Additi	Year Built: 1888	Foundation Type: Crawl Space	Garage Type: None	
Rooms: 8	Bedrooms: 3	Full Baths: 1	Half Baths: 0	Outbuilding Type: None	Office: Reed Realty - MAIN: (765) 468-8463
Agent: Ruth Johnson - Cell: (765) 744-5881		Co-Agent:			
					Agent Hit Count: Client Hit Count: Virtual Tour:
Original Price: \$64,900	DOM: 48	Family Room Size:	Family Room Level:		
Commission SO: 3.0	Variable: No	Kitchen Size: 12.1x9.1	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 4/30/2010	Dining Room Size: 12.7x15.4	Dining Room Level: 1		
Entry: MEIAR Key Box	Location: Porch railing	Den/Study Size:	Den/Study Level:		
Legal: MA Pursleys Add Exc SE corn Lot 20		Bedroom 1 Size: 11.7x10.0	Bedroom 1 Level: 1		
Lot Frontage:	Lot Depth:	Bedroom 2 Size: 10.10x13.3	Bedroom 2 Level: 2		
# of Acres /-: 0.16	Irregular (Y/N): Yes	Bedroom 3 Size: 13.2x11.5	Bedroom 3 Level: 2		
Total SQFT /-: 1234	Main Level SQFT: 870	Bedroom 4 Size:	Bedroom 4 Level:		
Upper Level 1 SQFT: 364	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:		
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 4.11x9.2	Bath 1 Level: 1		
Basement SQFT /-: 0	Walkout (Y/N): No	Bath 2 Size:	Bath 2 Level:		
Basement Finished SQFT: 0	Basement Unfinish. SQFT:	Utility Room Size:	Utility Room Level:		
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	Other Room 1 Size: 10x11.4	Other Room 1 Level: 1		
High: MONROE CENTRAL		Other Room 2 Size:	Other Room 2 Level:		
Living Room Size: 11.3x13.7	Living Room Level: 1	Other Room 3 Size:	Other Room 3 Level:		
Great Room Size:	Great Room Level:	Outbuilding 1 Size:	Outbuilding 2 Size:		
FEATURES ShowInstr: Call for an appointment					
Exterior: Vinyl	Patio/Deck/Porch: Open	Water: City			
Roofing: Metal	Pool: None	Sewer: City			
Windows: Replacement, Screens	2ndOutbuildings: Storage Shed				
WindowTreatments: Yes	Topography/Amenities: Level	Possession: Day of Final Closing			
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: Privacy	Water Heater: Gas-Natural	Common Amenities: None			
Appl. Included: Disposal, Range-Electric, Refrigerator, Microwave, Washer/Dryer Hookup	Media (TV): Antenna, Cable, Satellite w/o Controls	Flood Plain: No			
	Utility Companies: VEC, AEP	Internet:			
	Reserved:				
FINANCIAL INFORMATION					
Tax ID #: 68-08-18-231-154.000-008	Land Value: 5200.00	Water Expense/Month:	Electric Expense/Month:		
Est. Annual Tax: 634.00	Improve. Value: 16400.00	Sewage Expense/Month:	Gas Expense/Month:		
Exemptions: None	Ditch Fee: 25.00	Gas Available (Y/N): Yes	Seller Assisted (Y/N): No		
	BRC Fee:	Assoc. Dues:	Assoc. Dues/Per:		
	List \$/SqFt: \$52.59	Auction (Y/N): No	Auction Date:		
Oth Exp: /Per:	Assumption (Y/N): No				
Directions: St Rd 32 east to Farmland, continue E. 1 block on Jackson St, turn right to sign on right					
REMARKS Immediate Possession. 1 bedroom down and 2 up. Dining room and Living room combine into large space. Large yard in rear off of alley accessible. Storage shed. Porch in front for summer relaxation.					
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.