

MLS #: 41830	Status: ACTIVE	Class: RESIDENTIAL	Style: 1.5 Story	Contract: No	Asking Price: \$79,900
Type: Residential	Address: 203 N MORRIS	City: FARMLAND	Zip: 47340	County: Randolph	Area: Monroe Township (6805
Township: MONROE	Subdivision: Pursleys Additi	Year Built: 1890	Foundation Type: Crawl Space	Garage Type: 4-Car Attached	
Rooms: 9	Bedrooms: 4	Full Baths: 3	Half Baths: 0	Outbuilding Type: None	Office: Reed Realty - MAIN: (765) 468-8463
Agent: Pamela J. Edwards - Home: (765) 468-8445		Co-Agent:			
					
Original Price: \$79,900	DOM: 5	Family Room Size: 15x16	Family Room Level: 1		
Commission: SO: 3.0	Variable: No	Kitchen Size: 20x7.0	Kitchen Level: 1		
Photo/Video (Y/N): Yes	Listing Date: 5/5/2010	Dining Room Size: 11.8x14.9	Dining Room Level: 1		
Entry: MEIAR Key Box	Location: Front Door	Den/Study Size:	Den/Study Level:		
Legal: Pursleys 3rd Add Lot4 Pursleys 3rd Add 12' S Side	Bedroom 1 Size: 11.6x13.8	Bedroom 1 Level: 1		Bedroom 2 Level: 2	Bedroom 3 Level: 2
Lot Frontage: 90.00	Lot Depth: 102.00	Bedroom 2 Size: 11.10x12	Bedroom 2 Level: 2		
# of Acres /-: 0.21	Irregular (Y/N): No	Bedroom 3 Size: 7.5x16	Bedroom 3 Level: 2		
Total SQFT /-: 2116	Main Level SQFT:	Bedroom 4 Size: 7.5x16	Bedroom 4 Level: 2		
Upper Level 1 SQFT:	Upper Level 2 SQFT:	Bedroom 5 Size:	Bedroom 5 Level:		
Lower Level SQFT:	Source: Tax Records	Bath 1 Size: 10x7.6	Bath 1 Level: 1		
Basement SQFT /-: 0	Walkout (Y/N): No	Bath 2 Size: 6.8x11.10	Bath 2 Level: 2		
Basement Finished SQFT:	Basement Unfinish. SQFT:	Utility Room Size:	Utility Room Level:		
Elem: MONROE CENTRAL	Middle: MONROE CENTRAL	High: MONROE CENTRAL	Other Room 1 Size: 11x7.9	Other Room 1 Level: 1	
Living Room Size: 18x20.6	Living Room Level: 1	Other Room 2 Size: 6x13	Other Room 2 Level: 1		
Great Room Size:	Great Room Level:	Other Room 3 Size:	Other Room 3 Level:		
FEATURES	ShowInstr: Call to schedule an appointment	Outbuilding 1 Size:	Outbuilding 2 Size:		
Exterior: Aluminum, Vinyl	Patio/Deck/Porch: Deck, Enclosed	Water: City	Sewer: City		
Roofing: Shingle	Pool: None	2ndOutbuildings: None	Topography/Amenities: Level		
Windows: Double-Hung, Replacement, Storm	Heat Type: Heat Pump	Heat Fuel: Gas-Natural		Possession: Negotiable	
WindowTreatments: Yes	Air Conditioning: Central Air, Window Unit(s)	Water Heater: Gas-Natural		Show Instructions: Call for Appointment	
2ndGarageType: 1-Car Attached	Media (TV): Satellite w/o Controls	Utility Companies: VEC, AEP		Docs on File: Agency, Sellers Disclosure, LBP Form	
Driveway: Gravel	Reserved: Chandelier in DR	Common Amenities: None		Docs Online: Sellers Disclosure, LBP Form	
Fireplace: Family Room, Wood Burning	Internet:	Flood Plain: No			
Fence: Chain Link					
Appl. Included: Dishwasher, Disposal, Range-Gas, Refrigerator, Washer/Dryer Hookup					
FINANCIAL INFORMATION					
Tax ID #: 68-08-18-236-141.000-008	Land Value: 6900.00	Water Expense/Month: 25	Electric Expense/Month: 150		
Est. Annual Tax: 262.80	Improve. Value: 65700.00	Sewage Expense/Month: 35	Gas Expense/Month: 100		
Exemptions: Homestead, Mortgage, Ove	Ditch Fee:	BRC Fee:	Gas Available (Y/N): Yes		Seller Assisted (Y/N): No
65	List \$/SqFt: \$37.76	Assoc. Dues:	Assoc. Dues/Per:		Assoc. Dues/Per:
Oth Exp: /Per:	Assumption (Y/N): No	Auction (Y/N): No	Auction Date:		
Directions: Hwy 32 E to Farmland, continue E on Jackson to Morris ST., South to sign on W. side					
REMARKS Close to city park. Located on two lots, this 2116 sq. ft. home has 4 bedrooms and 3 full baths and laundry hook-up located in in downstairs bath. Kitchen w/wood cabinets and breakfast area, plus butler's pantry w/another sink, cabinets and dishwasher. MBR has walk-in closet in private bath. Familyroom w/woodburning fireplace. Livingroom and diningroom on first floor 3 BR & 1 BA up. Newer furnace and C/A. 2-200 AMP Elec. panels. 1 car attached garage and a 4 car attached garage. Enclosed breeze way between family room & 4 car garage. Enclosed front porch. Wood floor under carpet in kitchen. Chain link fenced backyard w/fruit trees: 2 apple (1 grafted w/3 kinds) 1 cherry, Persimmon, Apricot and rhubarb plants.					
ADDENDUM The house is on crawlspace and slab. Additional legals: Lot 5 6' Vac Alley Adj Lot 4, Pursleys 3rd Add Exc 12'S Side Lot 5 6' Vac Alley Adj Lot 5 Additional tax ID # 68-08-18-236-131.000-008					
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.