

<b>MLS #:</b> 41964	<b>Status:</b> ACTIVE	<b>Class:</b> RESIDENTIAL	<b>Style:</b> 1 Story	<b>Contract:</b> No	<b>Asking Price:</b> \$82,500
<b>Type:</b> Residential	<b>Address:</b> 306 N OLIVE	<b>City:</b> FARMLAND	<b>Zip:</b> 47340	<b>County:</b> Randolph	<b>Area:</b> Monroe Township (6805
<b>Township:</b> MONROE	<b>Subdivision:</b> Pursleys Additi	<b>Year Built:</b> 1979	<b>Foundation Type:</b> Crawl Space	<b>Garage Type:</b> 2-Car Attached	
<b>Rooms:</b> 7	<b>Bedrooms:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0	<b>Outbuilding Type:</b> Storage Shed	<b>Office:</b> Reed Realty - MAIN: (765) 468-8463
<b>Agent:</b> Pamela J. Edwards - Home: (765) 468-8445			<b>Co-Agent:</b>		
				<b>Agent Hit Count:</b>	
				<b>Client Hit Count:</b>	
				<b>Virtual Tour:</b>	
<b>Original Price:</b> \$82,500	<b>DOM:</b> 28	<b>Family Room Size:</b>	<b>Family Room Level:</b>		
<b>Commission: SO:</b> 3.0	<b>Variable:</b> No	<b>Kitchen Size:</b> 11.0x11.6	<b>Kitchen Level:</b> 1		
<b>Photo/Video (Y/N):</b> Yes	<b>Listing Date:</b> 5/20/2010	<b>Dining Room Size:</b> 11.0x14.6	<b>Dining Room Level:</b> 1		
<b>Entry:</b> MEIAR Key Box	<b>Location:</b> Front door	<b>Den/Study Size:</b>	<b>Den/Study Level:</b>		
<b>Legal:</b> Earl Pursley Sub Div 74x170' Lot 63		<b>Bedroom 1 Size:</b> 10.7x10.1	<b>Bedroom 1 Level:</b> 1		
<b>Lot Frontage:</b> 74.00	<b>Lot Depth:</b> 170.00	<b>Bedroom 2 Size:</b> 10.7x10.1	<b>Bedroom 2 Level:</b> 1		
<b># of Acres /-:</b> 0.29	<b>Irregular (Y/N):</b> No	<b>Bedroom 3 Size:</b> 11.4x11.10	<b>Bedroom 3 Level:</b> 1		
<b>Total SQFT /-:</b> 1263	<b>Main Level SQFT:</b> 1263	<b>Bedroom 4 Size:</b>	<b>Bedroom 4 Level:</b>		
<b>Upper Level 1 SQFT:</b>	<b>Upper Level 2 SQFT:</b>	<b>Bedroom 5 Size:</b>	<b>Bedroom 5 Level:</b>		
<b>Lower Level SQFT:</b>	<b>Source:</b> Tax Records	<b>Bath 1 Size:</b> 8.5x7.10	<b>Bath 1 Level:</b> 1		
<b>Basement SQFT /-:</b> 0	<b>Walkout (Y/N):</b> No	<b>Bath 2 Size:</b> 6.3x8.3	<b>Bath 2 Level:</b> 1		
<b>Basement Finished SQFT:</b> 0	<b>Basement Unfinish. SQFT:</b> 0	<b>Utility Room Size:</b>	<b>Utility Room Level:</b>		
<b>Elem:</b> MONROE CENTRAL	<b>Middle:</b> MONROE CENTRAL	<b>Other Room 1 Size:</b> 10x14	<b>Other Room 1 Level:</b> 1		
<b>High:</b> MONROE CENTRAL		<b>Other Room 2 Size:</b>	<b>Other Room 2 Level:</b>		
<b>Living Room Size:</b> 17.10x13.1	<b>Living Room Level:</b> 1	<b>Other Room 3 Size:</b>	<b>Other Room 3 Level:</b>		
<b>Great Room Size:</b>	<b>Great Room Level:</b>	<b>Outbuilding 1 Size:</b>	<b>Outbuilding 2 Size:</b>		
<b>FEATURES</b> Show Instr: Call Reed Realty to schedule an appointment					
<b>Exterior:</b> Cedar, Stucco	<b>Patio/Deck/Porch:</b> Enclosed, Patio	<b>Water:</b> City			
<b>Roofing:</b> Shingle	<b>Pool:</b> None	<b>Sewer:</b> City			
<b>Windows:</b> Double-Hung, Screens, Storm	<b>2ndOutbuildings:</b> None				
<b>WindowTreatments:</b> Yes	<b>Topography/Amenities:</b> Level	<b>Possession:</b> Negotiable			
<b>2ndGarageType:</b> None	<b>Heat Type:</b> Forced Air	<b>Show Instructions:</b> Call for Appointment			
<b>Driveway:</b> Asphalt	<b>Heat Fuel:</b> Gas-Propane	<b>Docs on File:</b> Aerial Photo, Agency, Sellers Disclosure			
<b>Fireplace:</b> None	<b>Air Conditioning:</b> Central Air	<b>Docs Online:</b> Sellers Disclosure			
<b>Fence:</b> None	<b>Water Heater:</b> Electric, Rental				
<b>Appl. Included:</b> Dishwasher, Disposal, Softener- Owned, Washer, Dryer-Electric, Negotiable, Range Hood Fan	<b>Media (TV):</b> Satellite w/o Controls	<b>Common Amenities:</b> None			
	<b>Utility Companies:</b> AEP	<b>Flood Plain:</b> No			
	<b>Reserved:</b> Water Heater	<b>Internet:</b>			
<b>FINANCIAL INFORMATION</b>					
<b>Tax ID #:</b> 68-07-13-102-061.000-008	<b>Land Value:</b> 10200.00	<b>Water Expense/Month:</b> 20	<b>Electric Expense/Month:</b> 70		
<b>Est. Annual Tax:</b> 345.36	<b>Improve. Value:</b> 82100.00	<b>Sewage Expense/Month:</b> 27	<b>Gas Expense/Month:</b>		
<b>Exemptions:</b> Homestead, Mortgage, Ove	<b>Ditch Fee:</b> 25.00	<b>BRC Fee:</b>	<b>Gas Available (Y/N):</b> No		
65	<b>List \$/SqFt:</b> \$65.32		<b>Seller Assisted (Y/N):</b> No		
<b>Oth Exp:</b> /Per:	<b>Assumption (Y/N):</b> No	<b>Assoc. Dues:</b>	<b>Assoc. Dues/Per:</b>		
<b>Directions:</b> HWY 32 E to Farmland. S. on Olive St, to sign on left 306 Olive		<b>Auction (Y/N):</b> No	<b>Auction Date:</b>		
<b>REMARKS</b> Cozy 3 BR, 2 BA well maintained home. Nice kitchen/dining/family room combo w/breakfast bar. Filtered drinking water system, kinetic water softener system. Propane forced air furnace & C/A - 6 yrs. old. New replacement windows on w. side of house. Plaster walls. Ceiling cable heat still available and in working order except family room area. Roof 5-6 yrs. old. 10x14 summer room just off of family room area. Shelving & work benches stay in roomy 2 car attached garage.					
<b>ADDENDUM</b>					
<b>Selling Agent:</b>	<b>Closing Date:</b>	<b>Sold\$:</b>	<b>Concessions:</b>		
<b>Selling Office:</b>	<b>How Sold:</b>	<b>Sold\$/SqFt:</b>	<b>Buyer Points:</b>		
<b>Repair Allowance:</b>	<b>Sale Type:</b> Private Seller		<b>Interest Rate:</b>		

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.