



TYPE/STYLE Site-Built Home / One and Half Story
ROOMS 10
BEDROOMS 5
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1900
APX ABOVE GRADE FIN SQFT 2,821
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 888
APX TOTAL FINISHED SQFT 2,821
SELLING PRICE
CLOSING DATE
AREA Wabash County
SUBDIVISION None
TOWNSHIP Lagro
ELEMENTARY Metro North/Sharp Creek
MIDDLE Northfield
HIGH Northfield
PARCEL # 85-16-06-400-023.000-003
ASSESSED VALUE
ANNUAL TAXES \$1,136.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 1320 x 1320	Garage/# of Cars 3.0
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 39.3800	Garage Dim. 24 x 36
OCCUPANCY Occupied		FLOOD PLAIN No	Garage Type Detached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 1
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 1
BASEMENT Yes		SEWER Septic	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	18 x 25	1st Bdrm	Main	15 x 17
Dining Rm		x	2nd Bdrm	Main	9 x 12
Kitchen	Main	20 x 20	3rd Bdrm	Main	9 x 12
Family Rm	Main	15 x 24	4th Bdrm	Upper	8 x 11
		x	5th Bdrm	Upper	8 x 11
		x	Den	Main	x
		x	Loft	Upper	13 x 17
		x	Laundry	Main	6 x 9

HEATING/FUEL Propane
COOLING Central Air
LOT DESCRIPTION Rolling
PROPOSED FINANCING Cash, Conventional

Remarks and Directions

Remarks *** Seller is moving out of State and will be offering at public auction the real estate consisting of 39 Acres in two tracts on Wednesday, July 29 @ 5:30. There will be Two open house dates to view the property, Wed. July 15 (5-6) and Sun. July 19 (1-2).... The 39 acre farm will be offered as follows: TRACT#1: 4 ACRES with 2821 sq. ft. 1 1/2 story home on a partial unfinished basement with a total of 10 rooms, 5 bedrooms, 2 full baths, 20 x 20 country size kitchen, living, family, den & utility room, PLUS a 24 x 36 detached 3 car garage. TRACT#2: 35.38 ACRES of mostly tillable farm land. ***This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***
Directions to Property 3 miles south of Huntington, In on St Rd 9 to Co Rd. 100 S, thence west 8 miles to Co. Rd 650 E, thence north 1/2 mile to property