



TYPE/STYLE Site-Built Home / One Story
ROOMS 8
BEDROOMS 4
FULL BATHS 2
HALF BATHS 0
APX YEAR BUILT 1971
APX ABOVE GRADE FIN SQFT 1,675
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,675
SELLING PRICE
CLOSING DATE

AREA Blackford County
SUBDIVISION None
TOWNSHIP Harrison
ELEMENTARY Northside K-2
MIDDLE Blackford
HIGH Blackford
PARCEL # 05-02-34-300-013.000-001
ASSESSED VALUE
ANNUAL TAXES \$1,767.00

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$		APX LOT DIMENSIONS 465x490	Garage/# of Cars 1.5
ASSOCIATION DUES FREQ. Not Applicable		# ACRES 5.0000	Garage Dim. 22 x 27
OCCUPANCY vacant		FLOOD PLAIN No	Garage Type Attached
EXTERIOR Vinyl		WATER FRONTAGE	# Full Baths Upper 0
ROOF		WATERFRONT No	# Half Baths Upper 0
FLOORING		LAKE TYPE	# Full Baths Main 2
BASEMENT No		SEWER Septic	# Half Baths Main 0
			# Full Baths BG 0
			# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	20 x 13	1st Bdrm	Main	16 x 12
Dining Rm		x	2nd Bdrm	Main	14 x 9
Kitchen	Main	16 x 9	3rd Bdrm	Main	11 x 10
Family Rm		x	4th Bdrm	Main	11 x 11
		x	5th Bdrm		x
		x	Den		x
		x	Loft		x
		x	Laundry	Main	7 x 5

HEATING/FUEL Baseboard

COOLING None

LOT DESCRIPTION Level

PROPOSED FINANCING Conventional, FHA, USDA, VA

Remarks and Directions

Remarks ***Seller of this property will be offering at public auction the real estate on Tuesday, October 6 @ 5:30 pm. There will be two Open house dates to view the property, Sun. Sept. 27 (1-2) and Tues. Sept. 29 (5-6). *** This property containing 46 acres will be offered in two tracts..... TRACT # 1 will include 1675 square foot ranch style home with 4 bedrooms and 2 baths and 1.5 car attached garage plus a 30' x 60' pole building all sitting on 5 acres..... TRACT # 2 will include 41 +/- acres subject to survey. It offers 38 mostly tillable acres with 3 acres of grass and fence row. TRACTS # 1 & 2 will be offered for sale independently and in a combination with highest amount presented to Sellers for approval. Property may sell at, above, or below listed price depending on the outcome of the auction bidding.

Directions to Property Go east 5 miles from Hartford City on St Rd 26 to 500 East then go north 2.5 miles to 250 North then east 1/4 mile to property on right