



TYPE/STYLE Site-Built Home / One Story
ROOMS 5 **AREA** Fulton County
BEDROOMS 2 **SUBDIVISION** None
FULL BATHS 1 **TOWNSHIP** Rochester
HALF BATHS 1 **ELEMENTARY** Columbia / Riddle
APX YEAR BUILT 1953 **MIDDLE** Rochester
APX ABOVE GRADE FIN SQFT 1,380 **HIGH** Rochester
APX BELOW GRADE FIN SQFT 0 **PARCEL #** 25-07-35-300-001.010-008
APX BELOW GRADE UNFIN SQFT 810 **ASSESSED VALUE**
APX TOTAL FINISHED SQFT 1,380 **ANNUAL TAXES** \$827.00
SELLING PRICE
CLOSING DATE

LEGAL DESCRIPTION

Property Features

| | | | |
|--|--|-------------------------------------|-----------------------------|
| ASSOCIATION DUES \$ | | APX LOT DIMENSIONS irregular | Garage/# of Cars 2.0 |
| ASSOCIATION DUES FREQ. Not Applicable | | # ACRES 11.7330 | Garage Dim. 24 x 26 |
| OCCUPANCY Occupied | | 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 1 |
| BASEMENT Yes | | SEWER Septic | # Half Baths Main 1 |
| | | | # Full Baths BG 0 |
| | | | # Half Baths BG 0 |

Room Grid

| | LEVEL | DIMENSIONS | | LEVEL | DIMENSIONS |
|-----------------|--------------|-------------------|----------|--------------|-------------------|
| Living/Great Rm | Main | 15 x 20 | 1st Bdrm | Main | 11 x 18 |
| Dining Rm | Main | 12 x 12 | 2nd Bdrm | Main | 11 x 11 |
| Kitchen | Main | 12 x 14 | 3rd Bdrm | | x |
| Family Rm | | x | 4th Bdrm | | x |
| | | x | 5th Bdrm | | x |
| | | x | Den | | 12 x 12 |
| | | x | Loft | | x |
| | | x | Laundry | Main | x |

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

Remarks and Directions

Remarks ***To close out the Thomas Landis Estate...The 11.73 Acre property with Ranch Home, 2 car attached garage and 2 outbuildings will be offered at PUBLIC AUCTION on Sat Dec 12 @ 11:30. There will be two Open House Dates Sun. Nov 29 (1-2) & Wed. Dec 2 (5-6). The Personal Property Contents of Home will be sold on same date. *** The Property will be offered as follows: TRACT # 1: consist of 3 Acres +/- with Home and outbuildings....TRACT # 2: consists of 8.7 Acres of Tillable Land +/-.... TRACT # 3: will be the combination of Tracts 1 & 2.. ***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 1/2 miles south of Rochester, IN> on St. Rd. 31 to Co Rd. 350 S