

10821 E CP RD 400 N**FOREST**Office # **1728**MLS # **15728**

Zip 46039

Status NEW

Area FOREST

Owner BYERS

Tenant Yes

**\$98,900**

Address 2

#Rooms 5

#Bedrooms 2

#Full Baths 1

#Half Baths 0

Approx. SQFT **960**

Source ASSESSOR

Basement No

Elem. School Clinton Central

Avg. Heat/Mo.

Avg. Elect/Mo. 130

Avg. Water/Mo.

Annual Tax 329.56

Tax Year 2010

Land Valuation 32400

Imp. Valuation 49500

Exempt \$ 50878

Assoc Dues \$

DOM 6

Terms CASH TO SELLER

Listing Office 1 **JOE RISSE REALTY, INC.**

Office Phone (765) 654-8892

Listing Agent **GREG RISSE - Cell: (765) 242-3590**

Listing Agent 2

Lot Size	3.44	Style	Manufactured,
# Acres	3.44	YR Built	1971
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Detached
Fence	None	Garage SqFt	24 X 30
TV Hookup	Satellite	Driveway	Gravel
Patio	Deck, Open	Attic	
Porch	Stoop, Open	Roof Type	Shingle
Pool		Roof YR	2010
Heat Type	Heat Pump	Amps	200
Heat Fuel	Electric	Fireplace	One, Living Room
Air Cond.	Heat Pump	# Closets	4
Windows	Replacement	Screens	
Storm Wnd.			
Water Htr.	50-Gallon, Electric	Wnd. Treatmnts.	

Ext. Walls	Vinyl
Int. Walls	Drywall, Paneled
Foundation	Block

Appliances: Microwave, Range, Refrigerator, Softener-Owned, Washer, Dryer

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	12'6" X 19'6"	1	LAMINATE
Bedroom 2	11' X 10'	1	LAMINATE
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	7'6" X 7'6"	1	VINYL
Full Bath 2			
Half Bath 1			
Kitchen	19' X 8'6"	1	CARPET
Dining			
Living Room	13'6" 'X 15'6"	1	CARPET
Family	9' X 20'	1	CARPET
Den/Study			
Office			
Utility Room			
Other Room 1			
Other Room 2			

Information deemed reliable, but not warranted.

Remarks Here's your opportunity to have that little place in the country you've always wanted. This nicely maintained 2 bedroom home sets on a beautiful wooded 3.44 acre site. Brand new roof and guttering. Nice living room with fireplace. Eat-in kitchen with range and refrigerator included. Washer and dryer also stay. Cozy wood deck for outside enjoyment. 2 car detached garage .Bedrm1 is carpeted. Beautiful in the summer and a wonderland in the winter!

Financial Comments 24 HR NOTICE APPRECIATED.

Possession	Day of Final Closing	Commission: BA	3
Showing Instr.	Appointment Required	Variable (Y/N)	Y
County	Clinton	Original Price	\$98,900
Zoning	A1 AGRICULTURE	Lockbox (Y/N)	
Legal	PT E NE S21 T22 R2E 3.44 A.		
Tax ID #	120821200003000003		

MLS Data Courtesy of

JOE **RISSE**
REALTY INC.
www.joerisse.com

765-654-8892