



**Frankfort** 46041  
 Listing Price **\$179,900**  
 MLS # **201814426**  
 Area **Clinton County**  
 Listing Date **4/13/2018**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

**JOE RISSE**  
 REALTY INC.  
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### Property Information

Property SubType **Site-Built Home** Pool Y/N **Yes**  
 Style **One and Half Story** Garage/# of Cars **1.0**  
 # Total Rooms **8** Garage Type **Detached**  
 Total # Bedrooms **4** Waterfront Y/N **No**  
 # Above Grade Bedrooms **4** Water Name  
 Bedrooms Year Built **1870**  
 Total # Full Baths **2** Zoning  
 Total # Half Baths **1** Annual Taxes **\$3,853.28**  
 Fireplace Y/N **Yes** Year Taxes Payable **2018**  
 FIREPLACE **Living/Great Rm, Fireplace Screen** Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

### Square Footage

Above Grade Finished SqFt **2,424**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **195**  
 Total Finished SqFt **2,424**  
 Total SqFt **2,619**

Lot Dimensions **Irregular**  
 Approx. Lot Size Acres **3.0000**  
 Legal Description **Pt SW SW 32-22-1W to be determined by survey.**  
 Subdivision **None**  
 Builder's Name

### Room

Room	Approximate Size	Level
Living Room	31 x 15	Main
Dining Room	14 x 15	Main
Kitchen	14 x 14	Main
Family Room	x	
Bedroom 1	18 x 14	Main
Bedroom 2	10 x 16	Upper
Bedroom 3	10 x 11	Upper
Bedroom 4	11 x 16	Upper
Bedroom 5	x	
	x	
	x	

### Schools

School District **Community Schools of Frankfort**  
 Elementary **Suncrest**  
 Middle School **Frankfort**  
 High School **Frankfort**

### Utilities

Water Utility **Well**  
 Sewer **Septic**

### Directions and Remarks

Directions to Property **From I-64 take State Road 28 to Clinton County Road 300 West. Go North on 300 West approximately 1.5 miles take slight jog and continue North. Home will be the first on the East side of the road.**

Remarks **This Big country farm house has space for your family and plenty of storage for all your stuff! This home offers 4 big bedrooms with a first level master plus 2 1/2 baths. Nice sized kitchen with wood stove gives you that true country feel. Formal dining room off kitchen plus a giant living room with a big stone fireplace and built-in bookshelves. Also includes a small den/office with built-in bookshelves. Updates include a 200 amp electric service, water softener plus high efficiency furnace and central. Built-in Generac generator to keep the lights on. Outside is the in-ground pool, carport, detached garage, pole barn, livestock barn and others accessory building plus grain bins and silos. If you want country living, you'd better check this out!**

### Other Features

ARCHITECTURAL STYLE **Traditional**  
 BASEMENT/FOUNDATION **Crawl, Cellar**  
 BASEMENT MATERIAL **Stone**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Irregular, Level, 3-5.9999**  
 SALE INCLUDES **Dishwasher, Refrigerator, Cooktop-Electric, Oven -Built-In, Oven-Electric, Pool Equipment, Water Heater Electric, Water Softener-Owned, Basketball Goal**

AMENITIES **Alarm System-Security, Built-In Bookcase, Ceilings -Beamed, Closet(s) Cedar, Countertops-Laminate, Detector -Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Generator Built -In, Generator-Whole House, Kitchen Island, Natural Woodwork , Patio Open, Porch Screened, Wiring-Security System, Stand Up Shower, Tub/Shower Combination, Formal Dining Room, Main Floor Laundry**  
 HEATING/FUEL **Propane, Forced Air, Propane Tank Owned**  
 COOLING **Central Air**  
 PROPOSED FINANCING **Cash, Conventional**  
 WATER FEATURES **None**

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