



## Unbranded Virtual Tour

**Frankfort** **46041**  
 Listing Price **\$49,900**  
 MLS # **202034218**  
 Area **Clinton County**  
 Listing Date **8/26/2020**  
 REO Y/N **No**  
 Short Sale Y/N **No**  
 Auction Y/N **No**

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

## Property Information

Property SubType **Site-Built Home** Pool Y/N **No**  
 Style **One Story** Garage/# of Cars **2.0**  
 # Total Rooms **5** Garage Type **Detached**  
 Total # Bedrooms **3** Waterfront Y/N **No**  
 # Above Grade Bedrooms **3** Water Name  
 Total # Full Baths **1** Year Built **1930**  
 Total # Half Baths **0** Zoning  
 Fireplace Y/N **No** Annual Taxes **\$165.00**  
 FIREPLACE **None** Year Taxes Payable **2019**  
 Association Dues \$  
 Assoc. Dues Frequency **Not Applicable**

## Square Footage

Above Grade Finished SqFt **944**  
 Above Grade Unfin. SqFt **0**  
 Below Grade Finished SqFt **0**  
 Below Grade Unfin. SqFt **0**  
 Total Finished SqFt **944**  
 Total SqFt **944**

Lot Dimensions **108' x 186'**  
 Approx. Lot Size Acres **0.4610**  
 Legal Description **PT SE SW 4-22-1E**  
 Subdivision **None**  
 Builder's Name

## Schools

School District **Clinton Central School Corp.**  
 Elementary **Clinton Central**  
 Middle School **Clinton Central**  
 High School **Clinton Central**

## Utilities

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

## Room

Room	Approximate Size	Level
Living Room	25 x 11	Main
Dining Room	x	
Kitchen	10 x 11	Main
Family Room	x	
Bedroom 1	11 x 11	Main
Bedroom 2	9 x 8	Main
Bedroom 3	10 x 11	Main
Bedroom 4	x	
Bedroom 5	x	

## Directions and Remarks

Directions to Property **Take State Road 29 North of Michigantown to County Road 630 North. Go West on 630 North approximately 1.6 miles. Home will be on the South side of the road.**

Remarks **This rural bungalow needs your time, money and skill, but could become that country home you've always wanted. The structure appears to be solid, but it pretty much needs a total renovation. It does have a modern 200 amp electric service and there's a nice 24' x 22' pole garage. If you're an investor, this property has great upside potential.**

## Other Features

ARCHITECTURAL STYLE **Bungalow**  
 BASEMENT/FOUNDATION **Crawl**  
 BASEMENT MATERIAL **Block**  
 EXTERIOR **Vinyl**  
 LOT DESCRIPTION **Level, Partially Wooded, 0-2.9999**  
 SALE INCLUDES **No Appliances Included**

AMENITIES **Countertops-Laminate, Porch Enclosed, Stand Up Shower**  
 HEATING/FUEL **Propane, Forced Air**  
 COOLING **None**  
 PROPOSED FINANCING **Cash, Conventional**  
 WATER FEATURES **None**  
 ENERGY EFFICIENT **Windows**  
 ENRGY EFFCNT WIN/DOORS **Insulated Glass Windows**

Prepared by: **Alex Risse**  
**Cell: 765-357-4124**  
**alex@joerisse.net**

**Joe Risse Realty, Inc.**  
**OFC: 765-654-8892**  
 Listing Office: Joe Risse Realty, Inc.