



Mulberry 46058
 Listing Price **\$59,900**
 MLS # **202228943**
 Area **Clinton County**
 Listing Date **7/12/2022**
 Prop SubType **SFAM**
 REO Y/N **No**
 Short Sale Y/N **No**
 Auction Y/N **No**



Property Information

Style **Two Story**
 # Total Rooms **7**
 Total # Bedrooms **3**
 # Above Grade Bedrooms **3**
 Total # Full Baths **1**
 Total # Half Baths **0**
 Fireplace Y/N **No**
 FIREPLACE **None**
 Pool Y/N **No**
 Water Utility **City**
 Sewer **City**

Garage/# of Cars
 Garage Type
 Waterfront Y/N **No**
 Water Name
 Year Built **1885**
 Annual Taxes **\$1,698.62**
 Year Taxes Payable **2021**
 City Zoning
 County Zoning
 Association Dues \$
 Assoc. Dues Frequency **Not Applicable**

Square Footage

Above Grade Finished SqFt **1,400**
 Above Grade Unfin. SqFt **0**
 Below Grade Finished SqFt **0**
 Below Grade Unfin. SqFt **504**
 Total Finished SqFt **1,400**
 Total SqFt **1,904**

Lot Dimensions **69X132**
 Approx. Lot Size Acres **0.2100**
 Legal Description **019-20001-00 68 1/2' W END PT LOT 49 PT LOT 49 & PT LT 50 S EARHART'S ADD 3360**
 Subdivision **None**

Schools

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

Disclaimers

Buyer Broker Compensation **2.5%**
 Variable Rate Y/N **No**
 Excluded Party **None**
 Agent/Owner Related Y/N **No**
 Owner RE License Y/N **No**

Room

Room	Approximate Size	Level
Living Room	16 x 12	Main
Dining Room	13 x 13	Main
Kitchen	14 x 13	Main
Family Room	x	
Bedroom 1	12 x 9	Main
Bedroom 2	13 x 10	Upper
Bedroom 3	10 x 7	Upper
Bedroom 4	x	
Bedroom 5	x	

Directions and Remarks

Directions to Property **Take State Road 28 into Mulberry to Greely Street. Go South on Greely to First Street. Home is on the NE corner of Greely and**
 Remarks **Historic brick home believed to be built in the 1850's. This structure is in amazingly solid condition for it's age. Although in need of restoration, this home has many modern upgrades including replacement windows, a modern high efficiency gas furnace, newer water heater, water softener and more! Located in Mulberry on a large corner lot, this location offers convenient travel to Lafayette, Frankfort and other metro areas. A great opportunity to own a historic brick home.**

Other Features

ARCHITECTURAL STYLE **Traditional**
 BASEMENT/FOUNDATION **Cellar, Outside Entrance**
 BASEMENT MATERIAL **Brick**
 EXTERIOR **Brick, Wood**
 LOT DESCRIPTION **Corner, Level, Partially Wooded, 0-2.9999**
 SALE INCLUDES **No Appliances Included, Water Heater Electric, Water Softener-Owned**

AMENITIES **Cable Available, Countertops-Laminate, Detector -Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Natural Woodwork, Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower, Sump Pump**
 HEATING/FUEL **Gas, Forced Air**
 COOLING **Window**
 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@risserealty.com

Risse Realty
OFC: 765-654-8892

Listing Office: Risse Realty