



**TYPE/STYLE** Site-Built Home / One and Half Story  
**ROOMS** 7  
**BEDROOMS** 2  
**FULL BATHS** 1  
**HALF BATHS** 0  
**APX YEAR BUILT** 1900  
**APX ABOVE GRADE FIN SQFT** 1,740  
**APX BELOW GRADE FIN SQFT** 0  
**APX BELOW GRADE UNFIN SQFT** 0  
**APX TOTAL FINISHED SQFT** 1,740  
**SELLING PRICE**  
**CLOSING DATE**  
**AREA** Grant County  
**SUBDIVISION** None  
**TOWNSHIP** Jefferson  
**ELEMENTARY** Eastbrook South  
**MIDDLE** Eastbrook  
**HIGH** Eastbrook  
**PARCEL #** 27-09-22-400-014.001-011  
**ASSESSED VALUE**  
**ANNUAL TAXES** \$322.00

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 637 x 308	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 4.4420	<b>Garage Dim.</b> 30 x 40
<b>OCCUPANCY</b> Occupied		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Other		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b>		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b>		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> No		<b>SEWER</b> Septic	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	17 x 12	1st Bdrm	Main	14 x 11
Dining Rm		x	2nd Bdrm	Upper	23 x 13
Kitchen	Main	11 x 10	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
Mud room	Main	11 x 10	5th Bdrm		x
		x	Den	Main	x
		x	Loft		x
		x	Laundry	Main	12 x 9

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level, Pasture  
**PROPOSED FINANCING** Cash, Conventional

**Remarks and Directions**

**Remarks** \*\*\*Sellers are moving out of state to be near family and will be offering at public auction the real estate on Tuesday, July 14 @ 5:30 pm. There will be Two Open house dates to view the property, Sun. June 28 (1-2) and Thurs. July 2 (5-6). \*\*\* Life is good...if you living in this country home close to Upland & Taylor University. This property sets on 4.4 Acres+ with a 1 1/2 story home that has been updated with Pex Plumbing, siding, roof, windows, heating & cooling system. There is a 28 x 60 pole building with horse stalls and plenty of storage area, ALSO a 30- x 40 Pole building for garage & equipment storage areas. There is a large farm pond that is approximately 18 ft dept at the damn, plus fenced pasture areas.....Garden spot plus camp fire area. \*\*\*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** 69 TO STATE RD 26 EXIT, TURN EAST ON STATE RD 26, TURN LEFT OR NORTH ON COUNTY RD 950E( THIS IS A JOG IN ST RD 26, PROPERTY IS ON THE RIGHT