



1/24/24  
 \$160,000  
 conv.  
 NO S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1382	65597 State Rd. 19	Bare Land				Wakarusa	\$200,000	



**Phil Hahn & Associates  
 Realtors & Auctioneers**

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 Telephone: 574-354-8102  
 Tax Code: 20-09-25-426-004.000-025  
 Owner: Harvey Kemar  
 Legal Descript: PT E1/2 SE 1/4 EX ETC EX 13.09A SEC 25; 7.656A;(TIF 146) 19.928A (TIF 146)

Information Herein Believed to Be Accurate But Not Warranted

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Lot Size	Approx. 7.5 A	W.W. Carpet	1st Floor	Other
Annual Tax	TBD	Draperies	Approx. Sq. Ft.	
Construction		Softener	Living Room	
Age-Cond.		Disposal	Dining Room	
Possession		Microwave	Kitchen	
School District	Wa-Nee	Dishwasher	Family room	
Terms		Refrigerator	Bedroom	
NIPSCO avg.		Range-G/E	Bedroom	
Type Heat		Air. Cond.	Bedroom	
Type Wtr.Htr		Fireplace	Bedroom	
Type Roofing		Insulation	Baths	
Interior Walls		Storm Doors	Utility Room	
Type Siding		Storm Wds.	Type Floors	
Elec. AMPS		City Water	Garage	
Type Windows		Storm Sewer	Basement %	
Type House		San. Sewer	Fenced Yard	
Zoning	B1, B2, B3 and R1, R2	Well	Type Drive	
Township	Olive	Septic	Patio	

**Remarks: Great investment opportunity! Approximately 7.5 A  
 Potential 7 buildable lots or possibly apartment buildings.  
 Zone B1, B2, and B3 with Sewer, Water, and Electric hook up.**