



9/27/23  
FHA  
\$ 355,000

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
1523	25757 CR 50	Ranch	7	3	2	Nappanee	\$350,000	1755



### Phil Hahn & Associates Realtors & Auctioneers

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Nappanee, IN 46550

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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Laurie Sumpter  
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Telephone: 574-202-0056  
Tax Code: 20-14-21-151-003.000-028  
Owner: Dearth  
Legal Descript: 275x310-1016 1ft E SW Cor; NW ¼ Sec 21 2A

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Lot Size	2A	W.W. Carpet	X	1 <sup>st</sup> Floor	Other
Annual Tax	\$2490.96-yr w/ex	Draperies	X	1755	
Construction	Wood frame	Softener	X	Living Room	
Age-Cond.	1974-excellent	Disposal	No	Dining Room	12x19.5
Possession	Neg.	Microwave	X	Kitchen	11x15
School District	WaNee-Woodview	Dishwasher	No	Family room	15x18.5
Terms	Cash, conv.	Refrigerator	X	Bedroom	11.5x14.5
NIPSCO avg.	\$145 G&E Avg.	Range-G/E	X	Bedroom	11.5x12
Type Heat	GFA-2019	Air. Cond.	C	Bedroom	10.5x12
Type Wtr.Htr	Gas-2019	Fireplace	X	Bedroom	X
Type Roofing	Asphalt 2013	Insulation	X	Baths	2
Interior Walls	Drywall, plaster	Storm Doors	X	Utility Room	Main level 9x10
Type Siding	Brick	Storm Wds.	X	Type Floors	Carpet, vinyl
Elec. AMPS	200 amp	City Water	-	Garage	2car 24x33
Type Windows	Double hung	Storm Sewer	-	Basement %	Full unfinished
Type House	Ranch	San. Sewer	-	Fenced Yard	No
Zoning	R-1	Well	X	Type Drive	Cement
Township	Union	Septic	X	Patio	Yes

**Remarks:** Immaculate 3 bed, 2 bath, brick ranch on 2A lot in WaNee school district. This country beauty won't last long. Spacious floor plan, fireplace in family room, main floor laundry, updated kitchen, and 2 car garage. Convenient location, and large unfinished basement area w/ fire place. Call today to see this beauty! Shed and whole house generator too! Washer/dryer stay & freezer is negotiable. We will show this for a week- all offers due by 5pm 8/31/23. Seller has the right to accept something before that time if they chose!