



4/14/24 \$180,000
CASH NO S/A

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	63181 SR 331	Ranch	7	3	1	South Bend	\$199,900	1474+LL



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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
laurie@hahnrealtyauction.com
Telephone: 574-354-8102
Tax Code: 71-14-16-228-002.000-016
Owner: Gilman
Legal Descript: 150' W Side Bremen HWYx240' BEG 300' N of SE Cor NE NE sec 16-36-3e .828A

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Lot Size	0.8280A	W.W. Carpet	X	Approx. Sq. Ft.	1st Floor	Other
Annual Tax	\$1129.50 2023 w/ex	Draperies	X	Living Room	1474	
Construction	Wood	Softener	X	Dining Room	15x20.1	
Age-Cond.	1954-Good	Disposal	No	Kitchen	12.1x14.4	
Possession	Neg.	Microwave	No	Family room	13.6x15.4	14.8x19.7
School District	Penn	Dishwasher	No	Bedroom	9x12.1	
Terms	Cash, conv.	Refrigerator	X	Bedroom	9.2x11.1	
NIPSCO avg.	\$170/month	Range-G/E	X-G	Bedroom	12.1x13.1	
Type Heat	GFA-newer	Air. Cond.	X-newer	Bedroom		
Type Wtr.Htr	Gas	Fireplace	Wood-2	Baths	1 full	
Type Roofing	Asphalt	Insulation	X	Utility Room	Basement	
Interior Walls	Drywall	Storm Doors	X	Type Floors	Hardwood, carpet, vinyl	
Type Siding	Wood	Storm Wds.	X	Garage	1 full	
Elec. AMPS	200 w/home gen.	City Water	No	Basement %	Full partially finished	
Type Windows	Double hung	Storm Sewer	No	Fenced Yard	No	
Type House	Ranch	San. Sewer	No	Type Drive	Concrete	
Zoning	R	Well	X-new	Patio	No	
Township	Madison	Septic	X-new			

Remarks: What an opportunity! Looking for a new owner to make this their home. This ranch style home sits on just under 1 acre of land. With 3 bedrooms, 1 3/4 bath, living room with wood burning fireplace, family room on the main and lower level. The lower level has a wood burning fireplace as well. This home has all the big-ticket items updated already! NEW WELL, SEPTIC, FURNACE AND AC. Call today to schedule your showing, this one shouldn't take long.