



NO AS/5/A
CONV
\$194,750
5/30/24

Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	109 Railroad	1 1/2 story	7	4	1 1/2	Wakarusa	\$189,900	1160



Phil Hahn & Associates
Realtors & Auctioneers

1203 East Market Street
Nappanee, IN 46550
Phone: 574/ 773-4184
Fax: 574/ 773-4186
email: hahn@hahnrealtyandauction.com
www.hahnrealtyandauction.com

Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
Telephone: 574-354-8102
Tax Code: 20-09-36-157-027.000-025
Owner: Langton
Legal Descript: lot 32 & 31 Ex E 1/2 & Vac: Alley Adj S & Vac Alley Betwn; Lots

Like us on [Facebook!](#)

Lot Size	95x179	W.W. Carpet	No	1 st Floor	Other
Annual Tax	\$2441.54 no ex	Draperies	X	Approx. Sq. Ft.	684 476
Construction	Wood	Softener	X	Living Room	11.7x13.2
Age-Cond.	1880-good	Disposal	No	Dining Room	11x12.9
Possession	Neg.	Microwave	X	Kitchen	7.1x18.1
School District	Wa-Nee	Dishwasher	X	Family room	
Terms	Cash, conv., FHA, USDA	Refrigerator	X	Bedroom	6.9x10.5
NIPSCO avg.	\$136 avg	Range-G/E	X-G	Bedroom	6.1x13.2
Type Heat	GFA	Air. Cond.	Central	Bedroom	11.1x13.2
Type Wtr.Htr	Gas	Fireplace	No	Bedroom	11.3x11.5
Type Roofing	Asphalt/rubber	Insulation	X	Baths	1 1/2
Interior Walls	Drywall/plaster	Storm Doors	X	Utility Room	8.1x12.1
Type Siding	Vinyl	Storm Wds.	X	Type Floors	Wood, vinyl
Elec. AMPS	100	City Water	X	Garage	-
Type Windows	Double hung	Storm Sewer	X	Basement %	Full-michigan
Type House	1 1/2 story	San. Sewer	X	Fenced Yard	No
Zoning	R	Well	No	Type Drive	Gravel
Township	Olive	Septic	No	Patio	7.7x10.5

Remarks: This well taken care of 1 1/2 story home located in Wakarusa that sits on a large city lot is just waiting for its new owner. With 4 bedrooms, & 1 1/2 baths, covered patio, located just a few blocks form the downtown area & schools. All appliances will remain including washer & dryer. There is a generator hook up, but portable does not stay.