



Listing #	Property Address	Property Type	RMS	BRMS	Baths	Location	Price	Finished Sq. Ft
	256 Highland	Ranch	5	2	1	Nappanee	\$199,500	912 SF

\$175,000 12/12/25
ins. conv. \$5250 S/A



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Information Herein Believed to Be Accurate But Not Warranted

Salesman: Scot Honeycutt
scot@hahnrealtyandauction.com
 Telephone: 574-354-8102
 Tax Code: 20-14-31-257-015.000-029
 Owner: Hahn Investments LLC
 Legal Descript: Hamshers 2nd lot 25

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Lot Size	66x126	W.W. Carpet	X	Approx. Sq. Ft.	912	1 st Floor	Other
Annual Tax	\$238410/yr. no ex	Draperies	No	Living Room	13x19.7		
Construction	Wood	Softener	No	Dining Room			
Age-Cond.	1930-excellent	Disposal	No	Kitchen	9.7x13.7		
Possession	Closing	Microwave	No	Family room			
School District	WaNee	Dishwasher	No	Bedroom	9.9x19.3		
Terms	Cash, conv., FHA, USDA	Refrigerator	No	Bedroom	7.6x12.2		
NIPSCO avg.	Vacant	Range-G/E	X-E	Bedroom			
Type Heat	GFA	Air. Cond.	No	Bedroom			
Type Wtr.Htr	Gas	Fireplace	No	Baths	Full		
Type Roofing	Asphalt	Insulation	X	Utility Room			
Interior Walls	Plaster, panel	Storm Doors	X	Type Floors	Carpet, vinyl		
Type Siding	Vinyl	Storm Wds.	X	Garage	2-car attached		
Elec. AMPS	100	City Water	X	Basement %	Full		
Type Windows	Double hung	Storm Sewer	X	Fenced Yard	No		
Type House	Ranch	San. Sewer	X	Type Drive	Cement		
Zoning	R	Well	No	Patio	No		
Township	Union	Septic	No				

Remarks: Looking for a starter home with no honey-do list? Look no further! This charming ranch-style home is perfectly located within walking distance to the elementary school and the Nappanee Boys and Girls Club and it's priced to sell under \$200,000. The home features 2 bedrooms, 1 full bath, a full basement, and spacious 2-car attached garage. Recent updates include a fresh paint throughout, new carpet, and improvements over the years such as a newer roof, windows, and furnace. The washer, dryer, and stove/oven will all remain with the home, making it truly move-in ready. Don't wait, call today and schedule your private showing!