

| Listing # | Property Address | Property Type | RMS | BRMS | Baths | Location | Price | Finished Sq. Ft |
|---|---|---|---|---|---|---|---|---|
| | 29284 CR 36 | 1 ½ story | 9 | 4 | 2 | Wakarusa | $449,600 | 1800 Sq. ft. |


**Phil Hahn & Associates**
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Information Herein Believed to Be Accurate But Not Warranted

cash NO S/A
$425,000 5/20/26


Salesman: laurie Sumpter
laurie@hahnrealtyandauction.com
Telephone 574-202-0056

Tax Code: 20-09-23-200-007.000-024
Owner : Mikel
Legal Descript: PT NE COR NW1/4 NE1/4 Sec 23 3.050A

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Lot Size | 3.05 A | W.W. Carpet | No | | | 1st Floor | Other |
| Annual Tax | $2292.96/yr. w/ex | Draperies | X | | Approx. Sq. Ft. | 1112 | 688 |
| Construction | Wood frame | Softener | X | | Living Room | 13x17 | |
| Age-Cond. | 1900-excellent | Disposal | No | | Dining Room | 11x17 | |
| Possession | Neg. | Microwave | X | | Kitchen | 12.5x17 | |
| School District | WaNee-Wakarusa | Dishwasher | No | | Family room | porch | |
| Terms | Cash, conv. | Refrigerator | X | | Bedroom/office | 10.5x13 | 9x14.5 |
| NIPSCO avg. | $312 budget | Range-G/E | X-G | | Bedroom/den | | 14x14.5 |
| Type Heat | GFA | Air. Cond. | C | | Bedroom | | 10.5x13 |
| Type Wtr.Htr | Gas | Fireplace | No | | Bedroom | | 8x9.5-landing |
| Type Roofing | Metal shingle | Insulation | X | | Baths | Full | Full |
| Interior Walls | Drywall, plaster | Storm Doors | X | | Utility Room | Basement | |
| Type Siding | Vinyl | Storm Wds. | X | | Type Floors | Hardwood, tile, vinyl | |
| Elec. AMPS | 100 amp | City Water | - | | Garage | 2-car attached | |
| Type Windows | Double hung | Storm Sewer | - | | Basement % | Partial | |
| Type House | 1 ½ story | San. Sewer | - | | Fenced Yard | Pasture | |
| Zoning | A-1 | Well | X-4" | | Type Drive | Gravel | |
| Township | Olive | Septic | X-tank | | Patio | Yes | |

**Remarks:** Wonderful 4-H family dream property on a 3-acre lot in WaNee Schools. Beautiful setting, tasteful décor, awesome hardwood floors, newer kitchen and baths. Character and charm overflowing! Don't miss out! Call today. Nice pole barn for the animals, plus an older building for storage. There is a pasture area as well.