



# Southern Indiana Realty Company

925 Main Street, Ferdinand IN 47532

(812) 367-2226



Listing Agent: Mike Rickelman  
 Agent Phone : 812-630-1339  
**Showing Info:** By Appointment  
**Personal Property:** Range,  
 Refrigerator, Dishwasher



3328!	7855 W. Campground Rd. Eckerty, IN 47116		8	3	3	<b>\$ 145,000</b>
<b>Total Sq. Ft.</b>	<b>Property Address</b>		<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Price</b>
<b>Square Feet</b>	1664			1664	<b>Legal: Pt SW 27-2-2W 6AC +/-</b>	
	<b>1<sup>st</sup> Level</b>	<b>2<sup>nd</sup> Level</b>	<b>Basement</b>			
			<b>ROOMS</b>	<b>Room Size</b>	<b>Level</b>	<b>Flr. Cov.</b>
<b>Type Property</b>	Residential		<b>Living Room</b>	16' x 19.6'	1	Carpet
<b>Construction</b>	Poured wall basement/Frame		<b>Dining Room</b>	9.6' x 14.8'	1	Vinyl
<b>Lot Size</b>	6 Acres +/-		<b>Kitchen</b>	10' x 14.8'	1	Vinyl
<b>Taxes for 2010</b>	\$461.38 X 2		<b>Family Room</b>			
<b>Age-Condition</b>	1994 Very Good		<b>Master Bath</b>	5.7' x 9'	1	Vinyl
<b>Woodwork</b>	Stained		<b>Master Bedroom</b>	12' x 16'	1	Carpet
<b>Possession</b>	30 DAC		<b>Bedroom 2</b>	14.8' x 12.5'	1	Carpet
<b>Sewage</b>	Septic		<b>Bedroom 3</b>	13.5' x 11.10'	1	Carpet
<b>Type-Walls</b>	Drywall		<b>Bathroom 2</b>	14.5' x 6.3'	1	Vinyl
<b>Type-Roof</b>	Asphalt Shingle 30 yr.		<b>Utility Room</b>	6' x 14'	1	Vinyl
<b>Type-Heating</b>	Wood Furnace / Heat Pump		<b>Bathroom</b>		LL	
<b>Avg. Util. Cost</b>	Electricity- Average \$100		<b>Garage/Carport</b>	30x40 w/16x30	lean to	
<b>Fireplace</b>	None		<b>Basement</b>	Full		
<b>Schools</b>	Patoka Twp / Crawford Co.					
<b>Deck/Porch</b>	Covered Front Porch 8 x 20 Rear Deck 16 x 24		<b>Outbuildings</b>	12x20 tarp shed		

**Remarks:** Your perfect spot in the Country! You will adore this spacious ranch home with full basement and large detached garage with concrete floor. The home features custom oak cabinets, 5 ceiling fans, tinted Wilmes windows, wood furnace for heat as well as a new heat pump and AC unit in 2009. Oversized walkout doors look out over the concrete patio. New gutters with guards and extra insulation in the attic means low maintenance and utility bills!

**Directions:** *Only 4 miles to Patoka Lake and 8 miles to I64!* From the new Highway 37, turn onto Eckerty Road and come to Eckerty. Cross the tracks and keep right to proceed straight onto Campground Rd. Follow Campground Rd. 1/3 of a mile to property on your left. Watch for signs!