



# Southern Indiana Realty Company

925 Main Street, Ferdinand IN 47532

(812) 367-2226



**Listing # 151209**  
**Listing Agent : Paul**  
**Agent Phone : 812-661-9003**  
**Owner:**  
**Showing Info:** By Appointment  
**Tenant:**  
**Personal Property:** Range, Refrigerator,  
 Dishwasher, Microwave,  
 Wood Stove

2158	18581 N. Co. Rd. 600 E. Dale IN 47523		7	3	2	<b>\$ 219,900</b>	
<b>Total Sq. Feet</b>	<b>Property Address</b>		<b>Rooms</b>	<b>Bedrooms</b>	<b>Baths</b>	<b>Price</b>	
<b>Square Feet</b>	2158						
	<b>1<sup>st</sup> Level</b>	<b>2<sup>nd</sup> Level</b>	<b>Basement</b>	<b>Pt. S ½ NW 2-4-5</b>			
			<b>ROOMS</b>	<b>Room Size</b>	<b>Level</b>	<b>Flr. Cov.</b>	
<b>Type Property</b>	Residential with acreage		<b>Living Room</b>	21½ x 30	2	Carpet	
<b>Construction</b>	Brick		<b>Dining Room</b>				
<b>Lot Size</b>	20 acres +/-		<b>Kitchen</b>	23 x 23	1	Laminate/ Tile	
<b>Taxes for</b>	1128.32 for '08 payable '09		<b>Family Room</b>				
<b>Age-Condition</b>	1987 – Good		<b>Master Bath</b>	5 x 7½	1	Tile	
<b>Woodwork</b>	Wood		<b>Master Bedroom</b>	13 x 13½	1	Carpet	
<b>Possession</b>	30 days after closing		<b>Bedroom</b>	12½ x 10	1	Carpet	
<b>Sewage</b>	Septic		<b>Bedroom</b>	10 x 12	1	Carpet	
<b>Type-Walls</b>	Drywall		<b>Bedroom</b>				
<b>Type-Roof</b>	Shingle		<b>Den</b>				
<b>Type-Heating</b>	Gas and Wood (@500 gal. of propane/year)		<b>Bath</b>	7 x 12	1	Tile	
<b>Avg. Util. Cost</b>			<b>Garage/Carport</b>	20 x 30		Concrete	
<b>Fireplace</b>	Yes		<b>Utility Room</b>	13½ x 11	1	Vinyl	
<b>Schools</b>	<b>North Spencer</b>						
<b>Deck/Porch</b>	Covered		<b>Outbuildings</b>	30 x 40		Insulated	Concrete

<b>Paved Street</b>	<input type="checkbox"/>	<b>Vacant-Occupied</b>	<input type="checkbox"/>	<b>Air Conditioner</b>	<input type="checkbox"/>	<b>Gas</b>	<input type="checkbox"/>
<b>Storm Doors</b>	<input type="checkbox"/>	<b>Cable T.V.</b>	<input type="checkbox"/>	<b>Dishwasher</b>	<input checked="" type="checkbox"/>	<b>Water</b>	<input type="checkbox"/>
<b>Thermo/Storm Windows</b>	<input checked="" type="checkbox"/>	<b>T.V. Antenna</b>	<input type="checkbox"/>	<b>Disposal</b>	<input type="checkbox"/>	<b>Well</b>	<input type="checkbox"/>
<b>Screens</b>	<input type="checkbox"/>	<b>Fenced Yard</b>	<input type="checkbox"/>				

**Remarks:** Skylights, Woodstove, oak cabinets, whirlpool tub and above ground pool make this home a must see. Updates include appliances, kitchen flooring, master bedroom carpet & carpet on 2<sup>nd</sup> floor. Land subject to tenant's rights with a 3year rental contract. Seller to retain propane tank.

**Directions:** Hwy. 62 @ 1 mile west of Mariah Hill or 2.5 miles east of Dale, then south on 600 E. 1.25 miles to property on east side of road.