


Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction No
MLS # 202439665	12771 E 950 N Road	Odon	IN 47562	LP \$399,000
	Area Daviess County	Parcel ID 14-07-11-400-023.006-014	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Van Buren	Style One Story	REO No	H Baths 0
	School District NDCSC	Elem North Daviess	JrH North Daviess	SrH North Daviess
	Legal Description 008-001110-00 PT NE SE 11-04-05 4.00 ACRES			
	Directions From US Hwy 231, go west on CR 950 to the 2nd house on the left.			

Inside City	City Zoning	County Zoning	Zoning Description
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Remarks Looking for your very own place in the country??? Check out this Beautiful 3 Bedroom, 2 bath home on 4 Acres of Prime Country Living. This home has an open floor plan, a large Bathroom that is ADA compliant, a full walk out basement. A huge yard, garden, fenced pasture for your Horses or animals, a 24 X 48 Pole barn w/ a 15' lean-to makes for storing equipment convenient. Included in the sale is a Climate Controlled USDA Inspected Dog Kennel, w/ outside runs, Solar Panels, 48 V Inverter System, w/ a 600ah Lithium Battery Bank, Backup generator and much more. Conveniently located on Ragslesville Rd, less then 1/2 Mile off of US Hwy 231.

Agent Remarks

Sec	Lot	Lot	4.0000	/	174,240	/	Irregular	Lot Desc	Irregular, Rolling, Slope, Pasture					
Above Gd Fin SqFt	1,773	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,773	Ttl Fin SqFt	1,773	Year Built	1964			
Age	60	New Const	No	Date Complete		Ext	Block, Metal, Vinyl	Bsmnt	Full Basement, Walk-Out Basement, Partially					
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Block					
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
LR	29 x 14	M	B-Upper	0	0	Sewer	None	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	11 x 9	M	B-Blw	0	0	Fuel /	Gas, Floor, Forced	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Baseme		Heating		Disposal	No	Ceiling Fan	No			
KT	16 x 14	M	Laundry L/W	x		Cooling	None	Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES ADA Features, Built-in Desk, Countertops				Water Soft-Rented	No	ADA Features	Yes				
DN	x		-Laminate, Kennel, Landscaped, Open Floor Plan, Range				Alarm Sys-Sec	No	Fence	Farm				
1B	16 x 12	M	/Oven Hook Up Gas				Alarm Sys-Rent	No	Golf Course	No				
2B	14 x 11	M					Garden Tub	No	Nr Wlkg Trails	No				
3B	14 x 12	M	Garage	2.0	/	Attached	/	21 x 23	/	483.00	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	Pole/Post Building		48 x 39	1872	Pool	No	Off Street Pk				
5B	x		Outbuilding 2			x		Pool Type						
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Refrigerator, Iron Filter-Well Water, Oven-Gas, Range-Gas, Water Heater Gas, Water Heater Tankless, Water Softener-Owned, Solar Panels Owned					
LF	x		Other Fees											
EX	x		Restrictions											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name		Lic #		Auction Date	Time	Location	
Financing: Existing	Conventional	Proposed	Cash, Conventional, FHA	Excluded Party	None		
Annual Taxes	\$1,480.28	Exemption	No Exemptions	Year Taxes Payable	2024	Assessed Value	
Possession	At Closing						
List Office	farm2country.com - office: 812-630-5722		List Agent	Marcus Marner - Cell: 812-585-0634			
Agent E-mail	mmarner74@gmail.com		List Agent - User Code	SW96613	List Team		
Co-List Office			Co-List Agent				
Showing Instr	Please call Marcus @ 812-585-0634						
Start Showing Date		Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No		
Seller Concessions Offer Y/N	No	Seller Concession Amount \$					
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	None	Lockbox Location	Front door		
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	/ farm2country.com - office: 812-630-5722						

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