


|  |  |   |                             |                      |
|--|--|---|-----------------------------|----------------------|
| <b>Property Type</b> RESIDENTIAL   | <b>Status</b> Sold   | <b>CDO</b> 74                             | <b>DOM</b> 74               | <b>Auction No</b>    |
| <b>MLS #</b> 202401538   | <b>5991 W Coalmont Public Road</b>   | <b>Jasonville</b>                         | <b>IN 47438</b>             | <b>LP \$275,900</b>  |
|  | <b>Area</b> Clay County  | <b>Parcel ID</b> 11-12-29-300-004.002-009 | <b>Type</b> Site-Built Home | <b>Waterfront</b> No |
|  | <b>Sub</b> None  | <b>Cross Street</b>                       | <b>Bedrms</b> 4             | <b>F Baths</b> 2     |
|  | <b>Township</b> Lewis  | <b>Style</b> Quad-Level                   | <b>REO</b> No               | <b>H Baths</b> 1     |
|  | <b>School District</b> MSDSH   | <b>Elem</b> Shakamak                      | <b>JrH</b> Shakamak         | <b>SrH</b> Shakamak  |
|  | <b>Legal Description</b> PT NW NW/4 SW 29-9-7 4.78 A   |   |                             |                      |
|  | <b>Directions</b> Head West on Hwy 48 through Jasonville. Turn Right on Hwy 159 to Coalmont. In Coalmont, turn right or East onto W Coalmont |   |                             |                      |
| <b>Inside City</b>   | <b>City Zoning</b>   | <b>County Zoning</b>                      | <b>Zoning Description</b>   |                      |

**Remarks** Here is an AWESOME opportunity to have your very own Farmette in the country. Almost 5 Acres of country living to roam on. With a backyard pond, a creek and a fenced in pasture for your 4-H animals, the possibilities are endless. This Completely remodeled Home offers 4 BR and 2 1/2 Baths, along with a 2 Car garage. Home has all new plumbing, wiring, HVAC, kitchen appliances and gas log fireplace. Upstairs Master BR has an outdoor Balcony to enjoy while sipping your morning coffee. This property offers City water and Natural Gas for your convenience. Possession is at Closing, so be the first in line for a chance at this Country Gem.

### Agent Remarks

|                          |              |                            |                      |                          |                  |                          |                  |                          |                                     |                       |                  |     |
|--------------------------|--------------|----------------------------|----------------------|--------------------------|------------------|--------------------------|------------------|--------------------------|-------------------------------------|-----------------------|------------------|-----|
| <b>Sec</b>               | <b>Lot</b>   | <b>Lot</b>                 | 4.7800               | /                        | 208,217          | /                        | 4.78 Ac          | <b>Lot Desc</b>          | Partially Wooded, Rolling, Pasture  |                       |                  |     |
| <b>Above Gd Fin SqFt</b> | 1,432        | <b>Above Gd Unfin SqFt</b> | 0                    | <b>Below Gd Fin SqFt</b> | 344              | <b>Ttl Below Gd SqFt</b> | 344              | <b>Ttl Fin SqFt</b>      | 1,776                               | <b>Year Built</b>     | 1950             |     |
| <b>Age</b>               | 74           | <b>New Const</b>           | No                   | <b>Date Complete</b>     |                  | <b>Ext</b>               | Metal, Wood      | <b>Bsmnt</b>             | Partial Basement, Walk-Out Basement |                       |                  |     |
| <b>Room Dimensions</b>   | <b>Baths</b> | <b>Full</b>                | <b>Hal</b>           | <b>Water</b>             | CITY             |                          |                  | <b>Basement Material</b> | Block                               |                       |                  |     |
| <b>RM DIM</b>            | <b>LV</b>    | <b>B-Main</b>              | 0                    | 1                        | <b>Well Type</b> |                          |                  |                          | <b>Dryer Hookup Gas</b>             | No                    | <b>Fireplace</b> | Yes |
| <b>LR</b>                | 26 x 14      | <b>M</b>                   | <b>B-Upper</b>       | 1                        | 0                | <b>Sewer</b>             | Septic           | <b>Dryer Hookup Elec</b> | No                                  | <b>Guest Qtrs</b>     | No               |     |
| <b>DR</b>                | x            |                            | <b>B-Blw</b>         | 1                        | 0                | <b>Fuel /</b>            | Gas, Forced Air  | <b>Dryer Hookup G/E</b>  | No                                  | <b>Split Flrpln</b>   | No               |     |
| <b>FR</b>                | x            |                            | <b>Laundry Rm</b>    | Baseme                   |                  | <b>Heating</b>           |                  | <b>Disposal</b>          | No                                  | <b>Ceiling Fan</b>    | No               |     |
| <b>KT</b>                | 25 x 18      | <b>M</b>                   | <b>Laundry L/W</b>   | x                        |                  | <b>Cooling</b>           | Central Air      | <b>Water Soft-Owned</b>  | No                                  | <b>Skylight</b>       | No               |     |
| <b>BK</b>                | x            |                            |                      |                          |                  |                          |                  | <b>Water Soft-Rented</b> | No                                  | <b>ADA Features</b>   | No               |     |
| <b>DN</b>                | x            |                            |                      |                          |                  |                          |                  | <b>Alarm Sys-Sec</b>     | No                                  | <b>Fence</b>          |                  |     |
| <b>1B</b>                | 18 x 12      | <b>U</b>                   |                      |                          |                  |                          |                  | <b>Alarm Sys-Rent</b>    | No                                  | <b>Golf Course</b>    | No               |     |
| <b>2B</b>                | 12 x 9       | <b>M</b>                   |                      |                          |                  |                          |                  | <b>Garden Tub</b>        | No                                  | <b>Nr Wlkg Trails</b> | No               |     |
| <b>3B</b>                | 12 x 12      | <b>M</b>                   | <b>Garage</b>        | 2.0                      | /                | Attached                 | /                | <b>Jet Tub</b>           | No                                  | <b>Garage Y/N</b>     | Yes              |     |
| <b>4B</b>                | 16 x 12      | <b>B</b>                   | <b>Outbuilding 1</b> | None                     |                  | x                        |                  | <b>Pool</b>              | No                                  | <b>Off Street Pk</b>  |                  |     |
| <b>5B</b>                | x            |                            | <b>Outbuilding 2</b> |                          |                  | x                        |                  | <b>Pool Type</b>         |                                     |                       |                  |     |
| <b>RR</b>                | x            |                            | <b>Assn Dues</b>     |                          |                  |                          | <b>Frequency</b> | Not Applicable           |                                     |                       |                  |     |
| <b>LF</b>                | x            |                            | <b>Other Fees</b>    |                          |                  |                          |                  |                          |                                     |                       |                  |     |
| <b>EX</b>                | x            |                            | <b>Restrictions</b>  |                          |                  |                          |                  |                          |                                     |                       |                  |     |

|                                     |   |  |   |
|-------------------------------------|---|--|---|
| <b>Water Access</b>                 | <b>Wtr Name</b>   | <b>Water Frontage</b>                      | <b>Channel</b>                          |
| <b>Water Features</b>               |   | <b>Water Type</b>                          | <b>Lake Type</b>                        |
| <b>Auctioneer Name</b>              | <b>Lic #</b>  | <b>Auction Date</b>                        | <b>Time</b>                             |
| <b>Financing: Existing</b>          | <b>Proposed</b>   | <b>Excluded Party</b>                      | None                                    |
| <b>Annual Taxes</b> \$383.34        | <b>Exemption</b>  | <b>Year Taxes Payable</b>                  | 2024                                    |
| <b>Possession</b>                   | At Closing  | <b>Assessed Value</b>                      |   |
| <b>List Office</b>                  | farm2country.com - office: 812-630-5722                             | <b>List Agent</b>                          | Marcus Marner - Cell: 812-585-0634      |
| <b>Agent E-mail</b>                 | mmarner74@gmail.com   | <b>List Agent - User Code</b>              | SW96613                                 |
| <b>Co-List Office</b>               |   | <b>List Team</b>                           |   |
| <b>Co-List Agent</b>                |   | <b>Co-List Agent</b>                       |   |
| <b>Showing Instr</b>                | Please book thru Showing time. Combo box will be on the Front Door. |  |   |
| <b>List Date</b>                    | 1/15/2024   | <b>Start Showing Date</b>                  | <b>Exp Date</b> 1/15/2025               |
| <b>Seller Concessions Offer Y/N</b> |   | <b>Owner/Seller a Real Estate Licensee</b> | No                                      |
| <b>Seller Concession Amount</b>     | \$  |  |   |
| <b>Contract Type</b>                | Exclusive Right to Sell   | <b>Special List Cond.</b>                  | None                                    |
| <b>Virtual Tours:</b>               | Unbranded Virtual Tour  | <b>Lockbox Type</b>                        | Mechanical/Combo                        |
| <b>Lockbox Location</b>             | Front Door  | <b>Lockbox Location</b>                    | Front Door                              |
| <b>Type of Sale</b>                 | Traditional   | <b>How Sold</b>                            | VA                                      |
| <b>Pending Date</b>                 | 3/29/2024   | <b>Closing Date</b>                        | 4/25/2024                               |
| <b>Selling Price</b>                | \$260,000   |  |   |
| <b>Ttl Concessions Paid</b>         | \$0.00  | <b>Sold/Concession Remarks</b>             |   |
| <b>Conc Paid By</b>                 |   | <b>Sell Agent</b>                          | Marcus Marner                           |
| <b>Sell Office</b>                  | farm2country.com  | <b>Co-Sell Office</b>                      |   |
| <b>Co-Sell Agent</b>                |   | <b>Sell Team</b>                           |   |
| <b>Presented</b>                    | Nicholas Hoium - Cell: 812-606-0435                                 |  | farm2country.com - office: 812-630-5722 |

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