

Property Type RESIDENTIAL	Status Sold	Auction No
MLS # 201811939	7601 Church Street	Leiters Ford IN 46945
		Status Sold LP \$54,200



Area Fulton County	Parcel ID 25-01-23-183-001.000-001	Type Site-Built Home
Sub None	Cross Street	Bedrms 2 F Baths 1 H Baths 0
Location	Style One Story	
School District CULV Elem Culver	JrH Culver	SrH Culver

Legal Description Lots 23 & 26 Leiters Ford Gamby
Directions From Culver: Go south on SR 17, turn east onto 600 N/Olson Rd. Turn south onto West St.; home on the corner of West & Church St. Watch for sign.

Remarks Perfect starter home, or for a single person or couple to enjoy the peace of Leiters Ford. 2 bedroom, 1 bathroom home with attached 1 car garage is move in ready. Almost one acre of land to enjoy, along with a 24x17 detached garage with newer metal roof (and taller door for easier storage). Improvements include the metal roof on both the home and detached garage, 2017 well pump and bladder tank, some new windows, new storm door in front, and new door and storm door in back. Eat -in kitchen. Lovingly cared for.

Sec	Lot	Zoning	Lot Ac/SF/Dim 0.9100 / 39,640 irregular	Src N	Lot Des Irregular
Township Aubbeenaubbee	Abv Gd Fin SqFt 1,020	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 255	Ttl Fin SqFt 1,020	Year Built 1910
Age 108 NewNo	Date Complete	Ext Vinyl	Fndtn Partial Basement, Unfinished	# Rooms 4	
Room Dimensions					
DIM	L	Baths	Full	Half	Water WELL
LR x		B-Main	1	0	Sewer Septic
DR x		B-Upper	0	0	Fuel / Gas, Forced Air
FR x		B-Blw G	0	0	Heating
KT x		Cooling			None
BK x		Laundry Rm	Main		x
DN x		Water Soft-Rented			No
MB 12 x 12 M		Water Soft-Sec			No
2B 12 x 9 M		Alarm Sys-Rent			No
3B x		Jet/Grdn Tub	No		No
4B x		Pool	No		No
5B x		Garage 1.0 / Attached / 17 x 22 / 374.00			Pool Type
RR x		Outbuilding 2nd Detached 24 x 16			Off Street Pk
LF x		Outbuilding Shed 14 x 11 154			
EX x		Assn Dues Not Applicable			
WtrType	Restrictions	Other Fees			
Water Features	Water Access	Wtr Name			
	Wtr Frtg	Channel Frtg			
	None	Lake Type			
Virtual Tours:	Branded Virtual Tour	Unbranded Virtual Tour			
Auction No	Auction Reserve Price \$	Auction Date	Auction Time		
Auctioneer Name		Auctioneer License #			
Financing: Proposed Cash, Conventional		Exemptions Disabled, Homestead,	Year Taxes Payable 2018		
Annual Taxes \$0.38	Is Owner/Seller a Real Estate Licensee No	Possession TBD			
List Office RE/MAX OAK CREST -CULVER - Office: 574-842-3000					

Pending Date 9/2/2018	Closing Date 9/17/2018	Selling Price \$50,000	How Sold Cash	CDOM 157	Yes
Ttl Concessions Paid \$0.00	Sold/Concession Remarks				
	Presented by: JENNIFER LUTTRELL / RE/MAX OAK CREST -CULVER				

Information is deemed reliable but not guaranteed.
 MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.