

845 S PRAIRIE AVE



Price: **\$269,900**

Joe Risse Realty, Inc.

400 S. Hoke Ave., Suite #9
Frankfort, IN 46041

Phone: (765) 654-8892 Fax: (765) 654-5723
www.joerisse.com

Information deemed reliable, but not warranted.

Lot Size	2.50
# Acres	2.50
Water	Public
Sewer	Septic
Fence	None
TV Hookup	Cable
Patio	None
Porch	Covered
Pool	
Heat Type	Forced Air
Heat Fuel	Gas-Natural
Air Cond.	Central Air
Windows	
Storm Wnd.	Wood
Water Htr.	40-Gallon, Gas-Natural
Ext. Walls	Stone
Int. Walls	Plaster
Foundation	Block

Style	1 Story, Ranch
YR Built	1971
Garage Cap.	2.50
Garage	Detached, Garage Door
Garage SqFt	775
Driveway	Gravel
Attic	Scuttle
Roof Type	Shingle
Roof YR	2001
Amps	100
Fireplace	One, Family Room,
# Closets	7
Screens	Yes
Wnd. Treatmnts.	Blinds
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, Softener-Leased, Washer,

	ROOM SIZE	LEVEL	FLOOR
Bedroom 1	12'6" X 17'6"	1	CARPET
Bedroom 2	10' X 12'6"	1	CARPET
Bedroom 3			
Bedroom 4			
Bedroom 5			
Full Bath 1	10' X 9'6"	1	CARPET
Full Bath 2	6' X 8'	1	TILE
Half Bath 1			
Kitchen	12' X 24'	1	CARPET
Dining			
Living Room	14' X 23'	1	CARPET
Family	15'6" X 36'	1	CARPET
Den/Study			
Office			
Utility Room	7'6" X 13'6"	1	CARPET
Other Room 1	11'6" X 24'6"	1	CARPET 4SEASON
Other Room 2			

For more information on this property and others, please contact:

GREG RISSE - Cell: (765) 242-3590
greg@joerisse.net

Remarks Lovely stone ranch w/room for everyone! This home offers you 2 bedrms & 2 full baths. Very spacious living rm, huge family rm w/gas log firepl. & a 4-season rm. Nice kitchen w/appliances staying. 2.5 car det. garage w/office space, hay barn, pole barn & commercial bldg. All on 2.5 acres. Lots of wonderful features in this property!

Possession	Negotiable
County	Clinton
Zoning	B4 GENERAL BUS
Legal	PT E SE S9-T21 -R1W 2.5AC
Tax ID #	121009476003000001



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FRANKFORT

#Rooms	6
#Bedrooms	2
#Full Baths	2
#Half Baths	0
Approx. SQFT	2429
Source	ASSESSOR
Basement	No
High School	Frankfort
Elem. School	New South
Avg. Heat/Mo.	160
Avg. Elect/Mo.	
Avg. Water/Mo.	

Office #	1614
MLS #	15345
State	IN
Zip	46041
Area	CENTER
Owner	ROUSH
Tenant	Yes

Annual Tax	1691.46
Tax Year	2008
Land Valuation	46700
Imp. Valuation	153100
Exempt \$	73245
Assoc Dues \$	

Terms CASH TO SELLER