

# 3169 S MANSON B ST



Price: **\$39,900**

## Joe Risse Realty, Inc.

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

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Information deemed reliable, but not warranted.

Lot Size	155' X 155'	Style	1 Story
# Acres	0.55	YR Built	1900
Water	Well	Garage Cap.	2.00
Sewer	Septic	Garage	Detached
Fence	None	Garage SqFt	24X34-816
TV Hookup	Antenna	Driveway	Gravel
Patio	None	Attic	
Porch	Deck, Open	Roof Type	Shingle
Pool		Roof YR	2000
Heat Type	Forced Air	Amps	100
Heat Fuel	Oil	Fireplace	None
Air Cond.	Central Air	# Closets	2
Windows	Single-Hung	Screens	
Storm Wnd.		Wnd. Treatmnts.	
Water Htr.	40-Gallon, Gas-Propane	Appliances:	Disposal
Ext. Walls	Wood		
Int. Walls	Paneled		
Foundation	Block, Slab		

# FRANKFORT

#Rooms 5  
 #Bedrooms 2  
 #Full Baths 1  
 #Half Baths 0  
 Approx. SQFT **1304**  
 Source ASSESSOR  
 Basement No  
 High School Clinton Prairie  
 Elem. School Clinton Prairie  
 Avg. Heat/Mo.  
 Avg. Elect/Mo.  
 Avg. Water/Mo.

Office # **1664**  
 MLS # **15471**  
 State IN  
 Zip 46041  
 Area PERRY  
 Owner THARP  
 Tenant Yes

Annual Tax 800.84  
 Tax Year 2009  
 Land Valuation 10800  
 Imp. Valuation 38400  
 Exempt \$ 0  
 Assoc Dues \$

Terms CASH TO SELLER

	ROOM SIZE	LEVEL	FLOOR
<b>Bedroom 1</b>	9' X 19'	1	CARPET
<b>Bedroom 2</b>	9'6 X 13'	1	CARPET
<b>Bedroom 3</b>			
<b>Bedroom 4</b>			
<b>Bedroom 5</b>			
<b>Full Bath 1</b>		1	VINYL
<b>Full Bath 2</b>			
<b>Half Bath 1</b>			
<b>Kitchen</b>	13' X 18'	1	VINYL TILE
<b>Dining</b>			
<b>Living Room</b>	13'6 X 19'	1	CARPET
<b>Family</b>	9'6 X 14'6	1	CARPET
<b>Den/Study</b>			
<b>Office</b>			
<b>Utility Room</b>	9'6 X 16'	1	VINYL
<b>Other Room 1</b>			
<b>Other Room 2</b>			

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

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

**Remarks** Cozy 2 bedrm, 1 bath home in Clinton Prairie District. Large living rm & eat-in kitchen. Family rm w/outside entrance. Good sized laundry/utility rm w/ sink. New insulation will help utility bills! 2 car detached garage, wood deck porch.

Possession Tenant's Rights  
 County **Clinton**  
 Zoning R1 RURAL RES  
 Legal MANSON LOT 24  
 Tax ID # **12092520301000013**



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