

# Brooks Galloway

Real Estate

8481 W. College Street

French Lick, IN 47432

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<b>Salesperson</b>	FLS1048	<b>Phone:</b>	812-936-7301	<b>Type of Property</b>	Residential	
<b>Listing Name</b>	Eldon Seacat			<b>Total Rooms</b>	6	
<b>Address</b>	6773 S Co Rd 825 W	<b>City</b>	French Lick	<b>Total Bedrooms</b>	3	
<b>County</b>	Orange	<b>Township</b>	French Lick	<b>Total Baths</b>	2.5	
<b>Legal Description</b>	PT SW SE 3 1S 2W 8.75 Ac+-			<b>Price:</b>	<b>\$159,000</b>	
<b>Type of home</b>	Log	<b>Ceiling Fans</b>	5	<b>Approx. Sq. Ft.</b>	1420	1420
<b>Age / Year</b>	1995	<b>Fireplace</b>	Wood	<b>Dining Rm/Kitchen</b>	15.5 x 23	
<b>Construction</b>	Wood Frame	<b>TV (Cable/Ant)</b>	Dish	<b>Living Room</b>	22 x 15	
<b>Basement/Crawl</b>	Basement	<b>A/C</b>	Central	<b>Master Bath 1</b>	7.5 x 7.5	
<b>Type Exterior</b>	Log	<b>Sewer/Septic</b>	Septic	<b>Bath 2 (1/2)</b>	6' Triangle	
<b>Lot Size</b>	8.75 Acres+/-	<b>Water Heater</b>	Electric	<b>Bath 3</b>		5 x 11
<b>Type Drive</b>	Gravel			<b>Master Bdrm 1</b>	15 x 17.5	
<b>Type of heat</b>	Heat Pump/Outside WB			<b>Bedroom 2</b>		
<b>Type Windows</b>	Double Pane			<b>Bedroom 3</b>	15 x 16	
<b>Type Roofing</b>	Shingle			<b>Type Floors</b>	Carpet/Wd	
<b>Water Source</b>	Patoka			<b>No. Closets</b>	2	3
<b>Porches/Decks</b>	Wraparound Deck					
<b>Outbuildings</b>	Barn					
<b>Possession</b>	Immediate					
<b>Terms</b>	Conventional					
<b>Annual Tax</b>	\$1291.04					
<b>Public School</b>	Springs Valley					

**Remarks:**

**6773 S CO RD 825 W, FRENCH LICK, INDIANA...** This log home is only 10 minutes from Jackson Boat Ramp and 5 minutes to Painter Creek. Three large bedrooms and 2.5 baths with a view from the wrap-around deck. 40 x 50 barn with horse stalls and barbed wire fence. Has 2 heat sources, partial finished basement and Patoka water. Sits on a hillside with 1120 sq. ft. deck and open frame porch. 5 x 8 walk-in closet off master bedroom. Has jetted tub in the master bath and washer and dryer in basement. **REDUCED PRICE!**

**Driving Directions:**

From Casino travel South on SR 145 for 7.4 miles to State Road 600 S. Turn right onto 600 South for .5 mile turning left onto State Road 825 West. The gravel lane is .8 miles on the right, 4th driveway past the 2 yellow wagon wheels. Look for the Brooks Galloway sign.

**PLEASE NOTE INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED**

We agree the information in this listing is true and correct. Owners Initials \_\_\_\_\_ Date: \_\_\_\_\_

Home to be shown: \_\_\_\_\_ Key available at: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_