

Brooks Galloway

Real Estate

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Salesperson	TRACY ANDERSON	Phone:	812-661-2485	Type of property	RESIDENTIAL	
Listing Name	EH946			Total Rooms	7	
Address	7855 W. CAMPGROUND RD	City	ECKERTY	Total Bedrooms	3	
County	CRAWFORD	Township	JOHNSON	Total Baths	3	
Legal Description	Pt SW 27-2-2W 6 Ac +/-			Price:	\$149,900	
Type of home	1 LEVEL RANCH	Trash Com.	N/A		1st Floor	Basement
Age / Year	1994	Wtr Softener	N/A	Approx. Sq. Ft.	1664	1664
Construction	FRAME	Disposal	N/A			
Basement/Crawl	WALKOUT/FULL	Dishwasher	YES			
Type Exterior	VINYL/CREEK ROCK	Range	YES	Dinning Room	9'6" x 14'8"	
Lot Size	6 AC +/-	Refrigerator	YES	Kitchen	10' x 14'8"	
Type Drive	GRAVEL	Washer/Dryer	YES	Living Room	16 x 19'6"	
Type of heat	WOOD FURNACE/HEAT PUM	Cabinets	Oak Custom	Master Bath 1	5'7" x 9'	
Anl. Fuel Cost	HEAT W/WOOD	Deep Freeze	YES	Bath 2	14'5" x 6'3"	
Type Windows	WILMES/TILT/TINTED					
Type Roofing	SHINGLE			Master Bdrm 1	12' x 16'	
Water Source	WALL/CISTERN			Bedroom 2	14'8" x 12'5"	
Carport/Garage	30 x 40 w 16 x 30 lean to	Fireplace	N/A	Bedroom 3	13'5" x 11'10"	
Porches/Decks	20 x 8 Front/16 x 24 Deck	TV(Cable/ Ant.)	SATELLITE			
Outbuildings	12 x 20 TARP SHED	A/C	NEW IN 2009			
Possession	30 Days After Closing	Sewer/Septic	SEPTIC			
		Water Heater	ELECTRIC	Type Floors	CARPET/VINYL	
Annual Tax	\$874.82			No. Closets	6	
Public School				Utility Room	6' X 14'	

Remarks:

7855 W. CAMPGROUND ROAD, ECKERTY, INDIANA...THIS VERY WELL MAINTAINED HOME ON 6 ACRES IS ANY NATURE LOVERS DREAM AND IS ONLY 4 MILES FROM PATOKA LAKE. CUSTOM OAK CABINETS, 5 CEILING FANS, TINTED WILMES WINDOWS, WOOD FURNACE FOR HEAT AS WELL AS ELECTRIC HEAT PUMP AND AC. WALKOUT BASEMENT HAS A 8' SLIDING DOOR OVERLOOKING PROPERTY. A MUST SEE!
 \$149,900

Driving Directions:

FROM FRENCH LICK TAKE HWY 145 S TO 64 E. AFTER BEING ON 64 E FOR 1/2 MILE, TURN RIGHT ONTO WEST ECKERTY ROAD, THEN TURN RIGHT AFTER CROSSING THE RAILROAD TRACKS. PROCEED STRAIGHT ONTO CAMPGROUND ROAD FOR 3/10 OF A MILE AND VEER LEFT AT THE Y. FIRST HOME ON LEFT...LOOK FOR THE BROOKS GALLOWAY SIGNS!

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: _____