

# Brooks Galloway

Real Estate

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|                          |   |                        |              |                         |                     |                  |
|--------------------------|---|------------------------|--------------|-------------------------|---------------------|------------------|
| <b>Salesperson</b>       | BROOKS / BUD  | <b>Phone:</b>          | 812-723-5189 | <b>Type of property</b> | RESIDENTIAL         |                  |
| <b>Listing Name</b>      | FLP454  |                        |              | <b>Total Rooms</b>      | 6                   |                  |
| <b>Address</b>           | 9800 W CR 50 S  | <b>City</b>            | FRENCH LICK  | <b>Total Bedrooms</b>   | 3                   |                  |
| <b>County</b>            | ORANGE  | <b>Township</b>        | FRENCH LICK  | <b>Total Baths</b>      | 2                   |                  |
| <b>Legal Description</b> | PT NE NW SW 4 1N 2W (1A+/-) PT SE SW NW 4 1N 2W (4A+/-) |                        |              | <b>Price:</b>           | <b>\$169,000</b>    |                  |
| <b>Type of home</b>      | 1 1/2 STORY FRAME                                       | <b>Trash Com.</b>      | NO           |                         | <b>1st Floor</b>    | <b>2nd Floor</b> |
| <b>Age / Year</b>        | 1915 BUILT-REMODELING                                   | <b>Wtr Softener</b>    | NO           | <b>Approx. Sq. Ft.</b>  | 912                 | 450              |
| <b>Construction</b>      | WOOD FRAME  | <b>Disposal</b>        | YES          |                         |                     |                  |
| <b>Basement/Crawl</b>    | 3/4 BASEMENT  | <b>Dishwasher</b>      | NO           | <b>Family Room</b>      |                     | 15' X 11'        |
| <b>Type Exterior</b>     | VINYL   | <b>Range</b>           | NO           |                         |                     |                  |
| <b>Lot Size</b>          | 5 ACRES +/-   | <b>Refrigerator</b>    | NO           | <b>Kitchen</b>          | 14' X 15'           |                  |
| <b>Type Drive</b>        | GRAVEL  | <b>Washer/Dryer</b>    | NO           | <b>Living Room</b>      | 14' X 15'           |                  |
| <b>Type of heat</b>      | PROPANE   |                        |              | <b>Master Bath 1</b>    | 5' X 8'             |                  |
|                          |   |                        |              | <b>Bath 2</b>           |                     | 5' X 10'         |
| <b>Type Windows</b>      | DOUBLE HUNG   |                        |              |                         |                     |                  |
|                          |   | <b>Attic Fan</b>       | NONE         | <b>Master Bdrm 1</b>    | 13' X 14'           |                  |
| <b>Water Source</b>      | PATOKA / CITY   | <b>Ceiling Fans</b>    | 4            | <b>Bedroom 2</b>        | 13' X 14'           |                  |
| <b>Carport/Garage</b>    | GARAGE / WORKSHOP                                       | <b>Fireplace</b>       | NO           | <b>Bedroom 3</b>        |                     | 15' X 9'         |
| <b>Porches/Decks</b>     | COVERED FRONT & BACK                                    | <b>TV(Cable/ Ant.)</b> | SAT          |                         |                     |                  |
|                          |   | <b>A/C</b>             | CENTRAL      |                         |                     |                  |
| <b>Annual Taxes</b>      | \$978.50  | <b>Sewer/Septic</b>    | SEPTIC       |                         |                     |                  |
| <b>Terms</b>             | CASH OR EQUIVALENT                                      | <b>Water Heater</b>    | ELECTRIC     | <b>Type Floors</b>      | CARPET & VINYL      |                  |
|                          |   |                        |              | <b>No. Closets</b>      | 2                   | 1                |
| <b>Public School</b>     | SPRINGS VALLEY  |                        |              | <b>Utility Room</b>     | 11' X 6' W/STAIRWAY |                  |

**Remarks:**

**VIEW OF TOM BENDELOW GOLF COURSE!** 9800 W CR 50 S, FRENCH LICK: SITTING ON FIVE BEAUTIFUL ACRES, MORE OR LESS, THIS CORNER TRACT HAS VERY HIGH POTENTIAL TO DEVELOP. RECENTLY REMODELED 1 1/2 STORY HOME WITH A TOTAL OF 1362 SQ. FT. THREE BEDROOMS AND 2 BATHS MAKE FOR A FANTASTIC WEEKEND RENTAL WITH HOT TUB. ACREAGE HAS TWO BLACKTOP COUNTY ROADS ON BORDERS. INCLUDED IS ONE CAR GARAGE WITH WORKSHOP.

**Driving Directions:**

TAKE STATE ROAD 56 THROUGH FRENCH LICK, TURNING AT TRAIN STATION. GO TO 4-WAY STOP AND TURN LEFT. GO TO END OF GOLF COURSE. HOME AND ACREAGE IS ON THE LEFT.

**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: \_\_\_\_\_