

# Brooks Galloway

Real Estate

8481 W. College Street  
 French Lick, IN 47432  
 Phone: 812-936-7301  
 Fax: 812-936-7381  
[Email:brooksgalloway@brooksgalloway.com](mailto:brooksgalloway@brooksgalloway.com)

Visit our website at  
<http://www.brooksgalloway.com>



<b>Salesperson</b>	Diana Vertin	<b>Phone:</b>	812-521-0348	<b>Type of property</b>	Residential	
<b>Listing Name</b>	PW437			<b>Total Rooms</b>	5	
<b>Address</b>	6839 S Co Line Rd 490 W	<b>City</b>	Paoli	<b>Total Bedrooms</b>	3	
<b>County</b>	Orange	<b>Township</b>	Greenfield	<b>Total Baths</b>	1	
<b>Legal Description</b>	PT E1/2 SE Section 6, T15 R1W 5 Acres			<b>Price:</b>	<b>\$109,000</b>	
<b>Type of home</b>	Ranch				<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	1961			<b>Approx. Sq. Ft.</b>	1378	
<b>Construction</b>	Frame	<b>Disposal</b>	Yes			
<b>Basement/Crawl</b>	Partial Basement / Crawl	<b>Dishwasher</b>	Included			
<b>Type Exterior</b>	Stone / Alum	<b>Range</b>	Included			
<b>Lot Size</b>	5 Acres	<b>Refrigerator</b>	Included			
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Included	<b>Living Room</b>	X	
<b>Type of heat</b>	Electric Furnace / ETS			<b>Master Bath 1</b>	X	
<b>Type Windows</b>	Double Hung					
<b>Type Roofing</b>	Shingle			<b>Master Bdrm 1</b>	X	
<b>Water Source</b>	Patoka			<b>Bedroom 2</b>	X	
<b>Carport/Garage</b>	1 C Garage	<b>Fireplace</b>	Wood	<b>Bedroom 3</b>	X	
<b>Porches/Decks</b>	Porch / Deck					
		<b>A/C</b>	Central			
<b>Possession</b>	30 DAC	<b>Sewer/Septic</b>	Septic			
<b>Terms</b>	Conventional					
<b>Annual Tax</b>	\$1,435.13			<b>No. Closets</b>	HW / Vinyl	
<b>Public School</b>	Springs Valley					

**Remarks:**

**6839 S COUNTY LINE ROAD 490 W, PAOLI, INDIANA:** Located near Patoka Lake and the French Lick casino and resorts. Enjoy living and working on this 5 acres. The outbuildings and sheds provide many areas for a home based business or boat storage. The 40 x 60 outbuilding was built in 1995 and has 3 phase electric. Other outbuildings include a 32 x 58 and 24 x 24. The 3 bedroom ranch home has hardwood and vinyl floors. A trailer hook-up is located on the property. **PRICE REDUCED!**

**Driving Directions:**

Take State Road 145 S, turn left (east) on Baseline Road and go to "T" and turn right. The property is on the right.

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