

# Brooks Galloway

Real Estate

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 French Lick, IN 47432  
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<b>Salesperson</b>	Brooks Galloway	<b>Phone:</b>	812-936-7301	<b>Type of property</b>	House & Land	
<b>Listing Name</b>	PW439			<b>Total Rooms</b>	5	
<b>Address</b>	2778 W. US Hwy 150	<b>City</b>	Paoli	<b>Total Bedrooms</b>	3	
<b>County</b>	Orange	<b>Township</b>	Paoli	<b>Total Baths</b>	1	
<b>Legal Description</b>	PT NE NW NW .34 20N 1-W PT E1/2 W1/2 27 2N 1W			<b>Price:</b>	<b>\$119,000</b>	
<b>Type of home</b>	1 1/2 Story				<b>1st Floor</b>	<b>2nd Floor</b>
<b>Age / Year</b>	Built in 1945			<b>Approx. Sq. Ft.</b>	768	320
<b>Construction</b>	Masonry Block					
<b>Basement/Crawl</b>	Full Basement	<b>Dishwasher</b>	None			
<b>Type Exterior</b>	Masonry Block	<b>Range/Elect</b>	Included			
<b>Lot Size</b>	20 Acres+/-	<b>Refrigerator</b>	Included	<b>Kitchen</b>	12 x 10	
<b>Type Drive</b>	Gravel	<b>Washer/Dryer</b>	Not Included	<b>Living Room</b>	12 x 18	
<b>Type of heat</b>	Wood Stove	<b>Heat Pump</b>	To be Installed	<b>Master Bath 1</b>	5 x 7	
<b>Anl. Fuel Cost</b>	10 Ricks of Wood	<b>with AC</b>				
<b>Type Windows</b>	D. Hung (2 New)			<b>Master Bdrm 1</b>		10 x 32
<b>Type Roofing</b>	Shingle	<b>Ceiling Fans</b>	2	<b>Bedroom 2</b>	12 x 10	
<b>Water Source</b>	Drilled Well			<b>Bedroom 3</b>	9 x 13	
<b>Carport/Garage</b>	1 C. Detached					
<b>Porches/Decks</b>	Front Porch					
<b>Outbuildings</b>	None					
<b>Possession</b>	30 DAFC	<b>Sewer/Septic</b>	Septic			
<b>Terms</b>	Conventional / Cash	<b>Water Heater</b>	Electric	<b>Type Floors</b>	WD/Carpet/Vinyl	
<b>Annual Tax</b>	\$499.00 (2007)					
<b>Public School</b>	Paoli					

**Remarks:**

2778 W US HIGHWAY 150 (56) - PAOLI INDIANA: Developable 20 acres with gently rolling terrain with approximately 14 acres of young timber and approximately 6 acres open ground. Also a decorative concrete tile exterior. 1 1/2 story home with 3 bedrooms and 1 bath. Also a 1 car detached garage. See this investment opportunity.

**Driving Directions:**

Go west of Paoli square approximately 2 1/2 miles on State Road 150 & 56. Property is on the right, north side of the highway.

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