



Independent Insurance Agent

# WAYNE Ferguson agency

Insurance <-> Financial Services <-> Real Estate

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9711 W. State Road 56 <-> French Lick, IN 47432



VISIT OUR WEBSITE @ [www.fergusonagency.com](http://www.fergusonagency.com)

**Just 5.5 Miles South of French Lick on Hwy 145...PERFECT LOCATION!**

**EXCELLENT VALUE @ ONLY \$59,900!**

**WHAT CAN YOU GET TODAY THAT'S PRICED THIS LOW?**

**LOCATION:** 5344 S State Road 145 ~ French Lick  
Pt NW 35-1N-2W, containing 0.9988 acres, more or less

**DIRECTIONS:** From junction of Hwy 56 & 145, go south on 145 for approximately 5.5 miles. The home will be on the left side of the highway (**red brick**). **Watch for Wayne Ferguson Agency sign.**

<b>Type Home:</b>	Country Ranch	<b>Bathrooms:</b>	One
<b>Garage:</b>	Attached Carport	<b>Bedrooms:</b>	Two
<b>Stories:</b>	One	<b>Bedroom #1:</b>	13' 8" x 11' 10"
<b>Exterior:</b>	Red Tile...similar to large brick	<b>Bedroom #2:</b>	11' 3" x 8' main area, with an "L" shaped extension @ 7' x 3"10"
<b>Basement:</b>	Full Unfinished	<b>Living Room:</b>	19' x 13'10" with brick fireplace & gas log
<b>Square Feet:</b>	1,094 sq ft plus 276 enclosed porch	<b>Kitchen:</b>	10' 5" x 7'
<b>Year Built:</b>	1952	<b>Dining &amp; Pantry:</b>	16' 10" x 10' 8"
<b>Heating:</b>	LP Gas Furnace	<b>Enclosed Porch:</b>	22' x 11' 6"
<b>Air Conditioning:</b>	Central	<i>Red "Brick Styled" Tile exterior, one story ranch with a full unfinished basement. Nice attached carport and a large enclosed back porch with a convenient "inside" stairway to the basement. Very nice metal roof installed in 2005. Although there are some cosmetic changes that could improve the appearance of this home, it is very sturdily built and in excellent structural condition!</i>	
<b>Land/Lot Size:</b>	Approximately 1 Acre		
<b>Water:</b>	Patoka Rural Water		
<b>Sewage:</b>	Septic		
<b>School District:</b>	Spring Valley		
<b>Type Road:</b>	State Highway		
<b>Annual Taxes:</b>	\$991.32 payable in 2019... <b>Note: It isn't Owner Occupied so Homestead Credit isn't included.</b>		

**SO NEAR TO PATOKA LAKE...SO CONVENIENT TO FRENCH LICK SPRINGS RESORT...**

**VERY WELL BUILT HOME THAT'S AN ABSOLUTELY OUTSTANDING VALUE!**

**YOU AREN'T LIKELY TO FIND A HOME THAT'S THIS "STRUCTURALLY SOUND" AT SUCH A VERY LOW PRICE IN TODAY'S MARKET!**



Disclaimer: Information obtained from various sources, including "County Records", and is subject to change without notice. We assume no liabilities for errors.

RE-LISTING INFO SHEET

**VERY AFFORDABLE 2 BEDROOM COUNTRY HOME!**  
*Located just a short drive from French Lick...and the highway is nearly level all the way to town! Needs some "Cosmetic" work but definitely not cost prohibitive at all!*



