



Independent Insurance Agent

WAYNE Ferguson agency

Insurance <-> Financial Services <-> Real Estate
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VISIT OUR WEBSITE @ www.fergusonagency.com

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

EXCELLENT VALUE @ JUST \$59,900!

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**.

Type Home:	Country Ranch
Garage:	Attached Carport
Stories:	One
Exterior:	Red Tile...similar to large brick
Basement:	Full Unfinished
Square Feet:	1,094 sq ft plus 276 enclosed porch
Year Built:	1952
Heating:	LP Gas Furnace
Air Conditioning:	Central
Land/Lot Size:	Approximately 1 Acre
Water:	Patoka Rural Water
Sewage:	Septic
School District:	Spring Valley
Type Road:	State Highway
Annual Taxes:	\$833.72 payable in 2016... Note: It

Bathrooms:	One
Bedrooms:	Two
Bedroom #1:	13' 8" x 11' 10"
Bedroom #2:	11' 3" x 8' main area, with an "L" shaped extension @ 7' x 3"10"
Living Room:	19' x 13'10" with brick fireplace & gas log
Kitchen:	10' 5" x 7'
Dining & Pantry:	16' 10" x 10' 8"
Enclosed Porch:	22' x 11' 6"

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!

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

EXCELLENT & 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! This is simply a great Country Property Value! SEE IT NOW!

