



Independent Insurance Agent

WAYNE
Ferguson
agency

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VISIT OUR WEBSITE @ www.fergusonagency.com

**Outstanding "SECLUDED" Location In The Country
Includes Nice Manufactured Home & Nearly 20 Acres Of
Beautiful Open Fields & Wonderful Woodland (approx 50/50 each)**

This Can Be Yours For Only \$115,900!

LOCATION: 8078 N. Hillham Road S. ~ French Lick, IN
Pt NW SE 24-1N-3W, containing 18.95 acres, more or less

DIRECTIONS: From stoplight in French Lick @ Highways 56 & 145, go west on 56 to the little community of Hillham (approx. 5 1/2 miles)...turn left onto N Hillham Road S, then drive approximately 1 mile. There will be a "Private Driveway" (via an easement) leading back to this property. Please do not go to the property without an appointment; then go only with your Realty Representative.

Type Home: Manufactured Home
Garage: Huge Detached 27' x 40' with cement floor
Stories: One
Exterior: Vinyl
Basement: Crawl Space
Type Construction: Built Off Site (Manufactured Home)
Square Feet: 1,120
Year Built: 1998
Heating: Electric Furnace
Air Conditioning: Central
Land/Lot Size: 18.95 beautiful acres
Water: Dubois Rural Water System
Sewage: Septic
School District: Dubois Community Schools
Type Road: Blacktop County Road
Annual Taxes: \$345.44 payable 2017 (Vet's Exemp.)

Bathrooms: Two
Bedrooms: Three
Bedroom #1: 13' x 11' 6"
Bedroom #2: 13' x 9' 6"
Bedroom #3: 10' 6" x 9' 6"
Living Room: 17' 8" x 13'
Eat-In Kitchen: 12' 9" x 11' 9"
Laundry Room: Nice size, adjacent to kitchen
Open Front Deck: 40' x 8' excellent wood deck
Real Open Deck: Estimated 24' x 8' excellent wood deck
Items Included: Refrigerator, Electric Range, Washer & Dryer

**WHAT A WONDERFUL
PROPERTY FOR
HORSE LOVERS!**



**DEER ARE A NORMAL
DAILY SIGHT!**



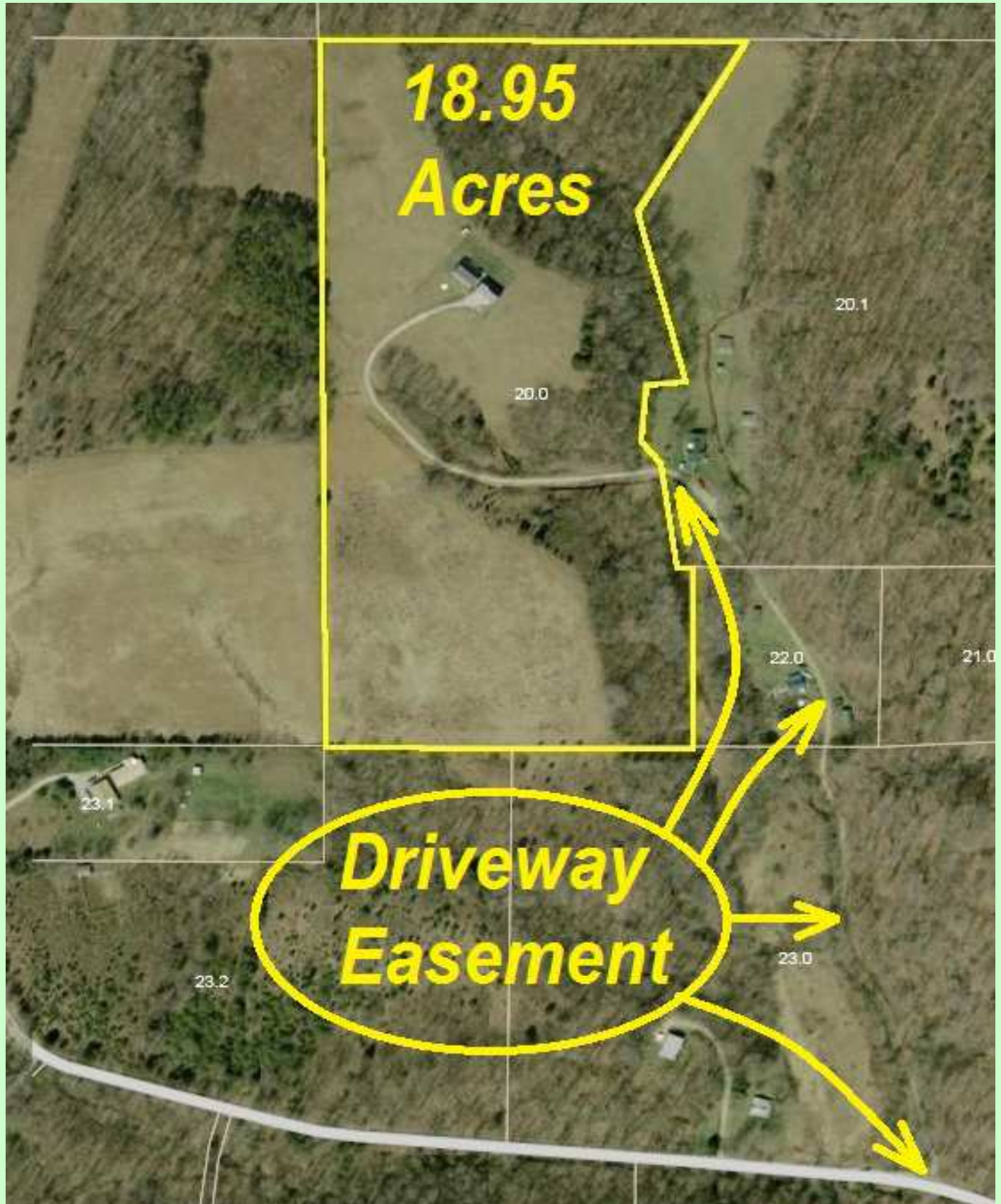
Disclaimer: Information obtained from various sources, including "County Records", and is subject to change without notice. We assume no liabilities for errors.

RE-LISTING INFO SHEET



This huge detached garage cost the Sellers over \$30,000 to build! What a tremendous "added value"! Excellent metal building...concrete floor...2 huge overhead doors with electric openers!

What A Terrific Property For Having All The Privacy You Could Ever Hope For...Yet, It's Only A Mile Off The Main Highway, And Only 6 Miles to French Lick With All The Amenities Of This Rapidly Developing Major Resort Community!



VIEW THE FOLLOWING PAGES FOR A BRIEF "PHOTO GLIMPSE" OF THIS WONDERFUL SECLUDED NEARLY 20 ACRES OF BEAUTIFUL COUNTRY PROPERTY!



WHAT A PLEASANT & PICTURESQUE DRIVEWAY LEADING INTO THE PROPERTY!



FRONT VIEW AS YOU APPROACH THE RESIDENCE & HUGE DETACHED GARAGE



REAR VIEW OF THE RESIDENCE & HUGE DETACHED GARAGE



VERY NEAT & EFFICIENT "EAT-IN" KITCHEN AREA



SPACIOUS LIVING ROOM...AND THE MASTER BEDROOM WITH ADJACENT MASTER BATH



THE TWO GUEST BEDROOMS



TWO VIEWS OF THE MASTER BATHROOM



GUEST BATHROOM

WHAT A NEAT LITTLE COUNTRY HOME & 18.95 ACRES...AT SUCH AN AFFORDABLE PRICE!