




## Residential Agent Full Detail Report

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Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction No			
MLS #	202521904	189 E State RD 120 Road	Fremont	IN	46737	LP	\$850,000				
	Area	Steuben County	Parcel ID	76-03-25-000-009.010-006		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Township	Jamestown	Style	Two Story		REO	No	Short Sale	No		
	School District	FMC	Elem	Fremont		JrH	Fremont		SrH Fremont		
	Legal Description	NE PT W1/2 NW1/4 Sec 25 1.765A. NE PT W1/2 NW1/4 Sec 25 2.265A (TRACT B). PT W1/2 NW1/4									
	Directions	Head North out of Angola on State Road 127. Take 50 W to State Road 120 and turn East. Home will be on the south side of the									

Inside City	City Zoning	County Zoning	Zoning Description
<b>Remarks</b> Own your own private homestead with this charming log cabin, located on a secluded lot just minutes away from downtown Fremont. With convenient access to I-80 and I-69, you can enjoy a peaceful country lifestyle while remaining close to town amenities. This cozy and welcoming log home features 3 bedrooms and 2 full bathrooms, along with a partially finished basement and a loft area that can serve as a recreation room, second living room, or playroom. The property spans 4.5 acres and includes a 24 ft x 28 ft pole barn equipped with heating and electricity, as well as a utility shed that also has heat, electricity, and air conditioning. Additionally, there's a hand pump connected to its own well and a spacious 50 ft x 50 ft garden, complete with raised beds and a sprinkler system. This home is being sold in tandem with the commercial building situated directly in front of it, allowing you to establish your dream business while enjoying the comforts of home just steps away. (See property listing on 215 E State Road 120, Fremont, IN 46737). Seize this incredible opportunity to make			

**Agent Remarks** Home is on a total of 3 lots, please also include Lot # (760325000010020006) and Lot # (760325000009020006) on purchase agreement. Buyer and Buyer's Agent to verify measurements. Preliminary title work initiated through Fidelity National Title in Angola. Home must be sold as one with the commercial building (215 E State Road 120) (MLS Number: 20251838) directly in front of it. Property is being sold as-is. Property sold as-is.

Sec	Lot	Lot	4.5400	/	197,762	/	The 3 lots vary	Lot Desc	Partially Wooded, Rolling						
Above Gd Fin SqFt		2,128	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		165	Ttl Below Gd SqFt	1,344	Ttl Fin SqFt	2,293	Year Built	1999	
Age	26	New Const	No	Date Complete			Ext	Wood	Bsmt Full Basement, Partially Finished				#	11	
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL		Basement Material		Poured Concrete				
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas		No	Fireplace	No			
LR	26 x 19	M	B-Upper	0	0	Sewer	Private	Dryer Hookup Elec		No	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E		No	Split FlrPln	No			
FR	x		Laundry Rm	Main		Heating		Disposal		No	Ceiling Fan	No			
KT	13 x 9	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned		No	Skylight	No			
BK	x		AMENITIES Ceiling-Cathedral, Ceilings-Vaulted, Deck					Water Soft-Rented		No	ADA Features	No			
DN	x		Covered, Deck Open, Generator Ready, Kitchen Island, Open					Alarm Sys-Sec		No	Fence				
1B	6 x 10	M	Floor Plan, Main Level Bedroom Suite, Main Floor Laundry					Alarm Sys-Rent		No	Golf Course	No			
2B	12 x 12	M						Garden Tub		No	Nr Wlkg Trails	No			
3B	11 x 12	U	Garage	/		/	x	/	Jet Tub		No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building		24 x 28		Pool		No	Off Street Pk				
5B	x		Outbuilding 2	Shed		12 x 26 312		Pool Type							
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Range-Gas, Water Heater Gas						
LF	22 x 12	U	Other Fees												
EX	15 x 11	B	Restrictions												

Water Access	Wtr Name		Water Frontage	Channel
Water Features			Water Type	Lake Type
Auctioneer Name	Lic #	Auction Date	Time	Location
Financing: Existing	Proposed	Cash, Conventional, FHA, USDA, VA		Excluded Party None
Annual Taxes \$1,071.00	Exemption	Year Taxes Payable 2025		Assessed Value
Possession 30-60 days after closing				
List Office Real Broker, LLC - Off: 317-614-5445	List Agent	Hannah Burkey - Offc: 260-687-7051		
Agent E-mail hburkeyhomes@gmail.com	List Agent - User Code	UP388055130		List Team
Co-List Office	Co-List Agent			
Showing Instr				
List Date 6/9/2025	Start Showing Date	Exp Date 6/9/2026	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Seller Concessions Offer Y/N	Seller Concession Amount \$			
Contract Type Exclusive Right to Sell				Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location	Front Door	
Pending Date	Closing Date	Selling Price		Type of Sale
Ttl Concessions Paid	Sold/Concession Remarks			How Sold
Sell Office	Sell Agent			Conc Paid By
Co-Sell Office	Co-Sell Agent			Sell Team
Presented	Hannah Burkey - Offc: 260-687-7051		/	Real Broker, LLC - Off: 317-614-5445

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