

*Country Home with Acreage,
Barns, & Great Location*



**2052 S. County Rd. 700 W.
Frankfort, IN 46041**

General Information:

Lot Size: 4.36 Acres
Bedrooms: 3
Baths: 2 Full
Sq. Ft.: 2,313
Year Built: 1965
Style: 1-Story Ranch
Exterior: Brick
Schools: Clinton Prairie
Township: Perry

This Country Home is a Must See! Huge yard, barns, plenty of storage, and a comfortable brick, ranch-style house. The house features oak hardwood floors, a fireplace, summer kitchen, and spacious basement. The location is great with easy access to Hwy. 28 and I-65. It's close enough to Lafayette, Frankfort, Lebanon, or Indy for an easy commute but still secluded for quiet country living.

Features:

- Large Fireplace
- Oak Hardwood Floors
- Kitchen with Dining Area, Island, & Built-In Desk
- Summer Kitchen/Utility Room
- Walk-in Cedar-Lined Closets
- Auto Closet Lights
- Ample Storage & Cabinets
- Large Bathrooms
- Spacious Basement
- Solid Construction
- Original Owner & Builder
- Electric Appliances
- Central Air
- LP Gas Furnace New in 2010
- Attached Garage
- 42' x 56' Pole Barn
- 42' x 106' Livestock Barn
- 53' x 64' Barn
- 24' x 112' Barn



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Detailed Property Information: 2052 S. County Rd. 700 W.

Location Info

City: Frankfort
Twp: Perry

Zip: 46041
Br. Legal: 21-21N-2W

County: Clinton
Full Legal: See Survey

Schools: Clinton Prairie
Parcel: 12-09-21-200-005.000-013

Construction

Year Built: 1965

Framing: Wood

Foundation: Concrete Block

Roof: Asphalt Shingle (8 Yrs Old)

Room Info & Approx. Sizes

Rooms: 8 Bed: 3 Bath: 2 Full
Fin. Sq. Ft.: 2,313 Main: 2,313 Basement: 976

Living: 15'x32' Master: 16.5'x15'
Kitchen: 14'x15' Bed 2: 12'x15'
Utility: 13'x12.5' Bed 3: 12'x15'

Utilities

Heating: Forced Air Fuel: LP Gas
Cooling: Central Air Water Heater: Electric
Electric: 200 Amp Septic: 1000 gal Concrete Tank
Water: Private 87', 6" Well w/ Subm. Pump
TV: Satellite or OTA Antenna

Directions

From I-65 and Hwy. 28 Interchange,
Go East on Hwy. 28 1 Mile, Turn
South (Right) on County Rd. 700
West, Go 0.6 Miles to House & Prop-
erty on West (Right) side of the road.

Style & Amenities

Style: Detached Arch. Style: Ranch
Stories: Single Exterior: Brick
Lot Size: 4.36 Acres Porch: Front & Side

Fireplace: Wood, Living Room
Garage: 1-Car Attached via Breezeway
Appl: Dishwasher, Kit. Exhaust, Elec. Oven/Range
Equip: Sump Pump, Water Softener
Interior Amen: Hardwood Floors, Walk-In Closets, Cedar-Lined
Closets, Automatic Closet Lights, Built-in Desk,
Summer Kitchen/Utility Room, Kitchen Breakfast Area
Exterior Amen: Large Yard, 42' x 56' Pole Barn, 53' x 64' Barn,
42' x 106' Livestock Barn, 24' x 112' Barn

Terms & Other Info

Possession: At Closing
Annual Prop. Tax: \$1,450 (estimated)
Ditch Assess.: \$10.00

Disclosures: Agency, Residential RE, Lead Paint
Listing Firm: Halderman Real Estate Services
BAC: 2% Co-Broker

