

December 2013
Issue

Free

Orange-Crawford County Homes

RESIDENTIAL • COMMERCIAL • FARMS • LOTS & ACREAGE
DUPLEXES • BUILDING SITES • APPRAISALS

Watch for
the next issue
on Tuesday
December 31, 2013

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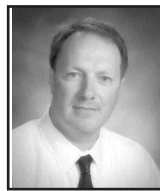
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204 E. MAIN ST.
PAOLI, IN 47454

Member of Southern IN Realtors Association & MLS



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812-653-0212



Anita Land
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(812)723-4663 or call toll free **1-877-723-5593**

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3200 SF OF COUNTRY LIVING ON 4 ACRES

Here is the space you need.

The layout is perfect for your Growing family.
Extended family, or even Two families.
Custom Built- with two 1.5 story Additions.
5 Bedrooms, 4 Baths. 3 Car Attached Garage.
4 acres overlooks hay fields and valleys.

OWNER SAYS SELL REDUCED TO \$169,900
CALL ROSEMARY 653-7585

ORANGE - CRAWFORD COUNTY HOMES

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36 ACRES

that adjoins The National Forest, a hot bed for deer hunters. Horse barn with stables and fencing for horses. Private country setting on Valeene - Hardinsburg Rd. Front yard is lined with pine trees for seclusion. Pear, Apple, Plum, and Mulberry trees for your enjoyment. Two BR, 2 BA, ranch with detached garage and carport. Fireplace, screened porch, and decks. **Look for yourself and call Rosemary 653-7585!**



BACK ON THE MARKET

with Big Reduction! Classic 3 BR, 2 BA brick ranch located East of Paoli in Millersburg, full walkout basement. Gas FA, CA, fireplace and 2 car attached garage, 2.52 ac with 30x40 pole barn. **\$128,000. Call Rosemary 653-7585!**



CUSTOM BUILT 3BR/2BATH RANCH HOME

OVER 166 sf of living in one of Paoli's most desirable neighborhoods. Two car attached garage plus utility barn. Large nice yard. Convenient to schools. 605 Thompson Lane, Paoli. **\$149,000. Call Peggy Hoke 653-0212**



HERE IS A PLEASANT SURPRISE

First time on market. Two bedroom ranch with sunroom, hardwood floors, fireplace, & full basement. Concrete drive to carport. Great yard in a quiet neighborhood. **\$89,000. Call Rosemary Trinkle 653-7585**



FIRST TIME ON THE MARKET

Designer Inspired 4 BR/2 Bath, manufactured home. All of the extras include drywall, textured ceilings, island kitchen with all appliances, even the washer & dryer. Fireplace, great room plus a separate computer station. Energy Star Efficient home, impressive utility bills. Relax on the front porch or retreat to the back deck. **Call Peggy Hoke 653-0212.**



IF YOU THOUGHT YOU WANTED NEW,

But couldn't Find The Right Location...Here's Both... Updated 3 BR, 2 Bath in a great location. Paved Drive to a large Detached Garage. Nice Large Deck for Easy Outdoor Entertaining. Close to Paoli Schools. 700 South Thompson Lane **\$129,000 Call Peggy Hoke 653-0212.**



RUSTIC CABIN IN THE WOODS

Two BR with 2 baths plus loft. Family room opens to a wood deck & hot tub. Over 2 acres near Fox Bluff in French Lick. **Call Rosemary Trinkle. \$59,900**



A DRIVE BY WILL NOT TELL THE STORY

Must see the interior of 3 BR/2 BA ranch nestled on a quiet street in Paoli. One Owner. First Time on The Market. **Call Rosemary Trinkle.**



LIKE NEW MODULAR HOME NEAR HARDINSBURG.

Recently updated with new carpet, new paint, new interior doors. If you want privacy, check this out. Home is at the end of cul-de-sac and surrounded by trees. 5 AC to call your own. Seller will consider contract with a down payment. **Call Rosemary Trinkle 653-7585.**



3200 SF OF COUNTRY LIVING ON 4 ACRES
 Here is the space you need. The layout is perfect for your Growing family. Extended family, or even Two families.
 Custom Built- with two 1.5 story Additions.
 5 Bedrooms, 4 Baths. 3 Car Attached Garage.
 4 acres overlooks hay fields and valleys.
OWNER SAYS SELL REDUCED TO \$169,900
CALL ROSEMARY 653-7585



IF YOU ARE LOOKING FOR NEW--
 New Roof, New Heating & Cooling, New Walls, New Floors, New Paint, New Kitchen Cabinets, New Garage Door, New Exterior Doors...on & on. Located on Cul-de-sac with no thru traffic, safe for kids and pets. Over 1/2 Ac Pie-Shaped Lot. Shade Trees. 4 Bedroom, 1 1/2 Baths. Remodeled Ranch. New Siding, New Roof, New Landscaping. Attached Garage with New Garage Door Opener. **\$87,500 Call Rosemary 812-653-7585.**



THREE BEDROOM, TWO BATH MODULAR HOME
 on 10 Acres near Red Quarry Church in French Lick, only 9 years old. Extra space on Second Floor, ready for you to finish. Covered porch and deck. 2 Barns.
Call Anita Land 812-309-4799 \$125,000



West Main Street
Call Office for more information
812-723-4663



WEST BADEN.....
 Three Bedroom, two bath Manufactured home plus an additional Hilltop homesite with all utilities. Small Restaurant with Restaurant Equipment. Located in Roland on Orange/Martin Co. Line. Lots of Possibilities. All on 3 1/2 AC. **Call Peggy Hoke 653-0212**



ONE OF WILDWOOD'S BEST HOMES
 built in 2006. Two Bedroom, 1.5 Bath. New heat pump and CA. All appliances includes range, refrigerator, washer & dryer. Wood Stove. Patoka Water. Shop with electric.
\$85,000 Call Rosemary Trinkle 812-653-7585



FULLY FURNISHED A FRAME!
 Wooded setting in Wildwood. One BR with loft, 1 bath, total electric. Wrap around deck. One car detached garage. **\$89,900. Call Peggy Hoke 653-0212**



NEAT, MOVE-IN READY.....
 3 BR Ranch. Living Room, Plus Family Room. Fenced yard with small Barn. Near Hospital, Clinics, Nursing Home and Wal-Mart. Have a Deadline?
IMMEDIATE POSSESSION.
414 West Sibbitt Street. \$79,900
Call Peggy Hoke 812-653-0212.



CABIN IN WILDWOOD
 Two Story Furnished Cabin with lots of parking for your RV, Boat, or Horse Trailer. Great Location near Patoka Lake and National Forest Trailhead. For a Getaway that costs so little, check this out!



THREE BEDROOM, TWO BATH MANUFACTURED HOME ON TWO CITY LOTS.
 Quiet setting on dead end street. Great place for kids to play. This home is a beauty, well-cared for, and does not show its age. All appliances stay, even washer & dryer. Immediate possession. Two water hook-ups and Two sewer taps. Easy to show. Immediate Possession.
Call Rosemary 812-653-7585.



NOW YOU CAN MOVE TO THE COUNTRY-----
 Two bedroom bungalow w/full basement. Whole house generator. Wrap around deck that overlooks 1 acre with detached garage.



SOUTHEAST PAOLI

Two bedroom on corner lot. Multi- Updates include hardwood floors, fireplace, french doors. Will qualify for 100%.
Call Peggy Hoke 653-0212



WHY RENT WHEN YOU CAN BUY?

Take advantage of the Low Interest Rates Now. 3 BR home with eat-in kitchen with all appliances. Convenient location. Will qualify for 100% Financing. **Priced to sell at \$69,000.**
Call Rosemary Trinkle 653-7585



YOU HAVE TO STEP INSIDE...

To see this IS the home you have been waiting for...Updates Galore make it a Charming 4 BR, 2 bath with a Flare. Well-Designed Floor Plan; Divided Living Room plus Family Room. Winter's Coming and there is no need to get out in the cold. Built in Garage in Basement with New Garage Door & Opener. **BEST BUY @ \$99,500.**
Call Rosemary Trinkle 653-7585



NEW COMMERCIAL LISTING IN PAOLI-

MOTIVATED SELLER- 2 Story Brick Apartment Building on the East side of Square with recent renovations of the exterior. 4 Apts. Upstairs and 1 on main level. Retail or office space on each side downstairs. Tenants pay own utilities. **\$89,000 Call Rosemary 653-7585.**

NEW LISTING!



ORLEANS- COMMERCIAL BUILDING

With 4 Bays- 14ft, 12 ft, 10 ft & 8 ft.
Call for more information.

NEW LISTING!



ORLEANS- COMMERCIAL LOT

Call office for more information.



ONLY 2.5 MILES FROM PAOLI,

Two bedroom home with a 24 x 24 detached garage, PLUS 16 x 16 cabin with a screened in porch. Persimmon Orchard w/other fruit trees. Basement with gas fa and wood heat. Public Water and Spring.
All this on 4 Acres. Call Peggy Hoke 812-653-0212.

NEW LISTING!



EVERY MAN HAS A DREAM!!!

Whether it is Farming, Raising livestock, Riding ATVs up the hills and thru the valleys, Building your own Cabin in the Meadow ouverlooking a creek, Hunting in your Protected Space Horse-back riding along the horse trails, or just Relaxing by Spending your Free Time at nearby Patoka Lake. And if there's time, You can do it ALL! Call Peggy Hoke 653-0212

Land for Sale

4.92 ACRE BUILDING SITE

on SR 56 East of Paoli. Perfect setting for your NEW home. Only 3 miles east of Paoli, frontage on Hwy 56 & CR 250 East.
Call Peggy Hoke.

NEW 1 ACRE

located at Intersection of West Hospital Rd & Hwy 150 Paoli. Commercial or Industrial use. Developed with two highway entrances from Hwy 150 W. 3 phase electric onsite. High traffic counts. Call Rosemary.

27 ACRES IN PAOLI

Land for Commercial or Industrial uses on Greenbriar Drive off West Hospital Road. All city utilities. Call Peggy!

ORANGE-CRAWFORD COUNTY

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Real Estate



French Lick, IN 47432

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EACH OFFICE INDEPENDENTLY OWNED AND OPERATED



Mabel Locklear Winger
812-865-0200

Call today and let me assist you with all your real estate needs!

Merry Christmas

This is the time of year for remembering everything that makes us grateful.

And I want to make sure you know how much I truly appreciate your business.

And the privilege to help you in all your Real Estate Needs.

Call us anytime and hope you have the very best Merry Christmas and a Safe and Happy New Year 2014!



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583-6638 Cell



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812-278-4237



**Shannon
Roach**
Administrative
Assistant



584 DEER RUN RD, ORLEANS
\$215,000



This house is for the Country Heart. Lots of space, large rooms, and lots of storage. firpl insert, 2 car attached and 2 car det. 3 BR, 3 BA. marketable timber, lots of wildlife to be enjoyed from 2 covered decks. 10 acres. Call Kelli Lucas, 797-4608 MLS#12-17369

904 TULIP ST., MITCHELL
\$114,900



This extra nice home offers a large family room with a fireplace and solid oak social bar, luxury bath with oversized jetted tub, formal living room, updated kitchen with appliances included. Updates since 2004 include new roof, all new windows, furnace, central air, siding and much more. Call Sherry Shaw 583-6638 #13-19095

60 THE TRAILS., MITCHELL
\$120,000



Very private and peaceful! This 3 BR, 2 bath log home with a detached garage is nestled on 2.12 wooded acres in a park like setting. Updates include asphalt drive, gutters in 08, pressure washed and treated logs in 2010. Just 5 min from Spring Mill Park. Very motivated seller!! Call Sherry Shaw 583-6638 #12-17918

603 MAIN ST., MITCHELL- COMMERCIAL
\$87,500



Looking to start your own business and need lots of space? Plus with potential additional income with potential living space in the heart of town? Then come check out this great buy today! Call Kelli Lucas 797-4608. MLS#13-18917

712 W. WARREN ST., MITCHELL **\$89,500**



Spacious and well kept!! 3 BR, 2 BA home features a large living room with a fireplace, hardwood under carpet, covered porches, 2 car detached garage, basement, and a fenced back yard. Updates include roof, furnace, central air, windows, water heater, and much more. Call Sherry Shaw 583-6638 #13-18721

4042 CR 650 N, ORLEANS
\$79,900



Duplex on 1.46 acres with lots of possibilities. Live in one rent the other, it could easily be converted into a 4 BR home, with plenty of room to add a garage or another Duplex. Call Sherry Shaw, 583-6638 MLS#12-17390

130 PLEASANT VIEW DR, MITCHELL
~~\$82,500~~ NEW PRICE \$79,400



Come check out the recent changes/updates in this GREAT HOME! WOW! A COZY/FUZZY/Inviting 3 bedroom HOME in the HEART of town, PRICED TO SELL!! Call Kelli Lucas, 797-4608. MLS#11-15967

511 VINE ST., MITCHELL **\$56,500**



Charming 2 BR on large city lot, features new updates, spacious living room, eat in kitchen with ceramic tile, oak cabinets, and all new appliances. Located in quiet neighborhood with a private fenced back yard. Call Sherry Shaw, 583-6638 MLS#13-19305

410 S. LINCOLN ST., ORLEANS
~~\$69,000~~ NEW PRICE \$67,000



Nice 3 BR, completely updated and move in ready! Offers a spacious living room with beautiful hwdw flrs, lg kit w/oak cab, formal DR, laundry rm, storage rm w/cellar. Located on a large corner lot partially fenced w/some outbuildings. Must see inside to appreciate. Call Sherry Shaw 583-6638 MLS#13-19140

1113 W. OAK ST., MITCHELL
~~\$57,000~~ NEW PRICE \$55,900



This cute house will sure catch your eye. All brick, great location, 3 bedrooms, 1 bath, 1 car carport, nice yard, priced to sell. Call our office today to see. Call Kelli Lucas 797-4608. MLS#13-19054

716 MISSISSIPPI AVE., MITCHELL
\$41,000



Nice 2 bedroom home, close to downtown. MLS# 13-18640

8567 SUMMIT CIRCLE, FRENCH LICK
~~\$27,000~~ NEW PRICE \$17,000



3 Bedroom, 1 bath overlooking the town of French Lick. Pre-approval letter or proof of funds must accompany any offers. Call Kelli Lucas 797-4608. MLS#13-19068

LAND IN ORLEANS -- Two Lots - Co. Rd. 75 W
1.46 Acres for \$11,900 and 1.22 Acres for \$12,500
Call Sherry Shaw 583-6638

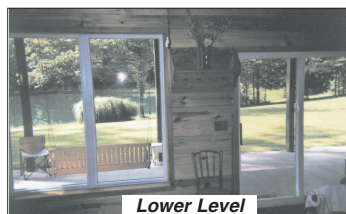
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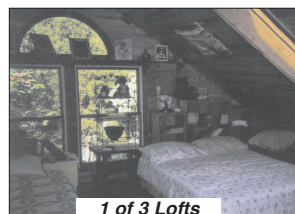
CALL: HOPE DORSETT
812-936-9447



Dock



Lower Level



1 of 3 Lofts



Dining Area

BEAUTIFUL SCENIC WATER FRONT HOME

or call it your "Family Lodge". Three lofts, 3 baths, fireplace, huge great room, sun room, family dining. All open concept overlooking 1 acre spring fed lake stocked with fish. Finished lower level walk out. You'll love what you see! Knotty pine throughout. A wonderful family retreat center. A place for business retreats, church retreats or could be ambiance Bed & Breakfast. Additional 32x32 custom built barn, very unique. All insulated with thermopane windows. 10x32 deck, 2 story with additional sleeping quarters. Two car garage/fabulous workshop all on 5 acres. Bordering the Hoosier National Forrest.

Secluded, yet minutes away from Downtown French Lick. **Must See!** \$325,000.

Call for Private Showing Today! Hope Dorsett - 812-936-9447

VACANT LAND

Mature Trees lines this "Beautiful Building Site" for your dream home. One Acre.

Meadows Lane. **French Lick**
Public Utilities - Water & Electric
Call Hope Dorsett 812-936-9447

4 BR Home - 2 Baths - Formal Dining
Recently Remodeled. Hi Efficiency Furnace.
All Appliances Included.

\$44,000 Now \$20,000 Must Sell!!!
Call Hope Dorsett 812-936-9447

WE FOUND YOUR PERFECT HUNTING GROUND!!!

Bordering National Forrest. Trophy Deer
Turkey Haven. Very close to Patoka
Lake between Painter's Creek &
Jackson Ramp.
8.73 Ac.



Call Hope Dorsett - 812-936-9447

SOUTHERN INDIANA REALTY AND AUCTION CO.

925 Main St. Ferdinand, IN 47532 Ph 812-367-2226 www.southernindianarealty.com



NEW LISTING-
ON 3.16 ACRES AT THE EDGE OF BIRDSEYE is this 3 bedroom home. Many updates, includes additional site with water, electricity and sewer. Carport and detached building.
\$75,000 Call Linda Smith 812-630-9202.



NEW LISTING-
Brick home- 3 bedrooms, full bath, basement, concrete driveway, carport. One owner home located in Ferdinand.
\$125,000 Call Paul 812-661-9003

NEW LISTING-
68.69 ACRES,
Mostly wooded, east of English, Crawford County. Fronts State Road 64 and two county roads.
\$118,000
Call Paul 812-661-9003



ADJOINING USA LAND is this 3 bedroom, 2 bath sectional home. Detached garage, 24x36 metal building with stalls, pasture & fencing, city water. \$75,000. Orange County, between Marengo & Hwy 150.



On 7.92 Acres, North Perry County is this 2 bedroom, 1 1/2 bath home!
Large covered porch, custom cabinets, 3 heating sources, stocked pond, lots of wildlife,
24x40 metal building with concrete floor and wiring. **REDUCED TO \$114,000 Call Paul 812-661-9003.**



ON TWO ACRES, NORTH PERRY COUNTY near Perry Central is this 3 bedroom, 2 bath sectional home! 1680 sq ft., fruit trees. Large insulated 2 car garage. Equipped kitchen.
\$62,900 Call Linda Smith 812-630-9202.



ON 37.612 ACRES, NORTH PERRY COUNTY is this lake home! One bedroom, one bath, kitchen-living room overlooks lake, covered porch, stocked lake with beach area, seven acres open, balance wooded with some nice timber. **\$235,000 Will sell lake home on seven acres with lake for \$135,000 Call Paul 812-661-9003!**

25 ACRES,
CRAWFORD COUNTY
public water, electricity, blacktop road, open and wooded land, minutes from Patoka Lake and Forestry land, hunting cabin.
\$62,500
Call Mike 812-630-1339

SOUTHERN INDIANA REALTY AND AUCTION CO.

925 Main St. Ferdinand, IN 47532 Ph 812-367-2226 www.southernindianarealty.com

SALE PENDING!!



THREE BEDROOM HOME ON THE WEST SIDE OF BIRDSEY! Nice lot with landscaping and garden spot. 2 car garage with workshop area, oak kitchen cabinets. **\$69,900**
Call Linda Smith 812-630-9202.

SALE PENDING!!



CLEAN WELL KEPT SECTIONAL HOME on one acre within minutes of Patoka Lake! 3 bedrooms, 2 baths, equipped kitchen, all furnishings included. Chain link fenced back yard. Large insulated 2 car garage with concrete floor and 220 amp service. **\$68,900** Call Linda Smith 812-630-9202.

50 ACRES, North of English, Crawford County open and wooded land, old house suitable for a hunting cabin. **SOLED!**
Call Paul 812-661-9003.

28.43 ACRES, wooded land, Orange County north of English. Patoka River borders property, small walnut grove. **\$62,546**
Call Paul 812-661-9003.



On 3.87 acres is this 1,148 sq ft sectional home, Crawford County North of Milltown. Home is in need of repairs and updates. **\$31,000** Call Linda Smith 812-630-9202.

SALE PENDING!
150 ACRES NEAR BIRDSEY
Wooded, nice timber, adjoins State Forest land, pond, older mobile home, water falls. **\$320,000.**
Call Paul 812-661-9003



ON 4.56 ACRES Vista Ridge, Perry County is this site with breathtaking scenic views. 30x40 garage. Public water and electricity available. **\$69,900**
Call Mike 812-630-1339.

28.43 ACRES, Orange County, adjoins Patoka River, wooded land north of English. **\$62,500** Call Paul 812-661-9003.

LAND! LAND! LAND! LAND! LAND!

47.3 ACRES with surrounding government land near Patoka Lake, Orange County! Secluded wooded recreational property near Wildlife Management area! **\$125,000**
Call Mike at 812-630-1339

TWO LOTS IN ENGLISH \$6,000
Call Linda Smith 812-630-9202

22 ACRES Wooded, on State Highway 64, west of Milltown! Well and outbuildings, electricity available, some fencing. **\$44,900** Call Mike 812-630-1339

36.63 ACRES, CRAWFORD COUNTY, minutes to Carefree, 8 acres open, balance wooded, creek, waterfalls. **Only \$65,900** Call Paul 812-661-9003!

WANTED TO SELL!
LAND, FARMS, ACREAGE & COUNTRY HOMES WITH ACREAGE.

Call Linda Smith
812-630-9202 or
Southern Indiana Realty
812-367-2226
for a market estimate
of the value of your
property!

60 ACRES, mostly wooded, near English. **Call Mike 812-630-1339**

3.14 Acres, Public water & electricity available. Wildlife near Patoka Lake! Septic tank. **SOLED!**
\$29,900 Call Greg 812-367-1998

38.99 ACRES ADJOINING LITTLE BLUE RIVER, Crawford County near S. Milltown! Ponds, open and wooded land, government land nearby. **SOLED!**
\$77,980.
Call Mike 812-630-1339

SOUTHERN INDIANA REALTY AND AUCTION CO.

925 Main St. Ferdinand, IN 47532 Ph 812-367-2226 www.southernindianarealty.com



77 ACRES, mostly wooded, some nice timber, scenic cliffs and rock, Crawford County near English! 32 x 60 Metal Building. **\$195,000**
Call Mike 812-630-1339

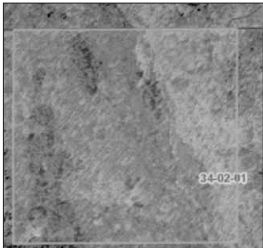
SALE PENDING!!



20.71 **ACRES,** Crawford County, minutes North of I-64 along State Road 37. Wooded. **\$44,900**
Call Mike 812-630-1339



75 Acres, Crawford County North of English. 6240 sq ft high ceiling metal building. Open and Wooded Land. **\$195,000** Call Paul 812-661-9003



CRAWFORD COUNTY Thirty ACRES, mostly wooded, poured concrete wall building with metal roof. **\$96,000**
Call Mike 812-630-1339.

**THIS SPACE
RESERVED
FOR YOUR
LISTING!!**

43.25 ACRES, CRAWFORD COUNTY near Alton, on a Tributary of the Little Blue River, all wooded land. **\$86,500** Call Mike 812-630-1339

6.25 ACRES, South of Birdseye, Dubois County, open and wooded land. **\$27,000** Call Linda Smith 812-630-9202.

SOLD



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567 N HELM ST., PAO
Scarlett Lawson-Fair
(H13-19227) **\$179,900** Extremely well taken care of 3BR/2BA home on country setting. Newer furnace, refrigerator, patio doors, etc! **812-675-2004**



220 W. JEFFERSON, ORL
Renee Majors
(H12-17180) **\$120,000** Historical Victorian house with 4 bedrooms, 1.5 baths, 2 story with finished attic. Fireplace in living room, dining rm, parlor, sunroom. Call for more details. **812-219-5651**



922 W HOSPITAL RD., PAO
Vickie Cosner
(H13-18820) **\$114,900** Three bedroom home with great kitchen and breakfast room. French doors lead to a large lot, attached garage, concrete drive & more! **812-583-2521**



Reduced
405 S. ROOSEVELT ST, ORL
Vickie Cosner
(H13-18621) **\$67,900** Affordable home in great neighborhood. Kitchen with appliances, LR, FR with fireplace, 2BR/1BA, laundry room. Many updates, must see!
812-583-2521



New Listing
6636 E SHANKS RD., ORL
Ron Orman
(H13-18613) **\$42,900** Country home, 3BR/2BA mfg'd house on 1 acre. 24 x 32 pole garage. Large LR with wood burning fireplace. Spacious kitchen.
812-278-6642



525 S 2ND ST., ORL
Susan Wykoff
(H13-19038) **\$40,000** Not too tiny house you'll love big time! Affordable brick tile home with two bedrooms and hardwood floors, eat in kitchen on small lot. Carport.
812-278-6805

Kinder Realty & Associates



61 State Rd 60 East - Mitchell, IN 47446
 Telephone 849-3456 FAX 812-849-5324



INTERNET: www.kinderrealty.com e-mail: kinderrealty@frontier.com



YOUR HOMETOWN REALTOR



700 WEST MORRIS STREET, ORLEANS
 Family Oriented with over 3000 sq ft living space. Split floor plan features 5 bedrooms & 3 full baths. Main level with formal living room, dining room, large bedroom w/trium doors leading to rear patio, extra large bath w/jetted tub and shower, fully equipped kitchen w/entry to rear deck, full bath, office & 2 bedrooms. Step down level has oversized family room, 2 bedrooms, mechanical room and full bath. Partial basement with game room, kitchenette w/bar and utility room. Inviting back yard offers patio, gazebo w/hot tub, and fire pit. Two yard barns. Well maintained exlarge corner lot in quiet neighborhood.

13-19322 \$174,900



NEW LISTING!

NORTHWEST ORLEANS

NICE total electric 3 bedroom, 2 bath manufactured home on 1.32 acre tract. Spacious living room and dining room w/patio doors leading to rear deck. Fully equipped galley kitchen w/breakfast nook. Bedroom suite w/full bath w/garden tub and shower. Utility area. Water softener. 24x32 detached garage, well insulated w/LP furnace, wired and concrete floor. Rural water and electricity. View of rolling countryside.

13-19431 \$79,900



203 WEST HANEY STREET, ORLEANS.

NICE 3 bedroom ranch home on level city lot. Large living room. Kitchen and dining room with laundry area. One car attached garage. Rear patio. Partially fenced back yard. Possible 100% financing.

13-19089 \$79,900



407 FLORENCE STREET, SALEM

WELL SHADED LARGE CORNER LOT. Spacious 3 bedroom, 2 bath ranch home. Combo dining and kitchen w/range and refrigerator. Sitting area/office off entry foyer. Electric and natural gas hot water heaters. Large utility room w/washer & dryer. 90+ high efficiency natural gas furnace w/central air. 20x24 detached garage and asphalt drive.

13-19168 \$53,900

**NORTHWEST ORANGE COUNTY
 ATTENTION**

**HUNTERS AND OUTDOORS
 ENTHUSIAST.**

27 1/2 acres. Vacant land. Borders Hoosier National Forest. Partially wooded. Beautiful building site. Springs Valley school district.

13-19437 \$74,900



**850 SOUTH WASHINGTON STREET,
 FRENCH LICK**

Hilltop setting. 2001 Fleetwood mobile home on 1/4 acre tract. Open concept living room and fully equipped kitchen. DR or sunroom. Two bedrooms. Carport with storage.

13-19263 \$29,900



KENNEDY MOTT ROAD, DEPAUW, HARRISON COUNTY

10 wooded acres with homesite. Secluded on private lane. City water and rural electricity. No restrictions. North Harrison School District. Seller is a licensed salesperson.

13-18312 \$44,900

Merry Christmas From Kinder Realty & Associates



Paoli
812-723-2291

BOYER REAL ESTATE, INC.

Orleans
812-865-3196

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Barry Chastain 723-2535

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FAX NO: 812-865-1725



Angela Chastain 723-2535
Nichole Harding 361-3475
Danny Payton 723-5305
Garry Haworth 936-9231



485 E. HARDING, ORLEANS

Great location. Large ranch home featuring large family room with lots of glass, 1.5 baths, gas fired hot water heat. 3 Bedrooms, full basement part finished. 2 car attached garage, storage building. Large level lot. Priced at only \$96,500
Call for appointment. #1023



540 N. FRANKLIN ST., ORLEANS

This 3 bedroom, 2 bath home has been completely remodeled and ready for you to move in. Immediate possession. This home features a new gas furnace and central air. New floor coverings and located on a full 80x160 level lot. No down payment required.
#1019 Only \$89,900



HWY 37, ORLEANS

Large office building located downtown Orleans. This building has over 3200 sq ft with 4 entrances. Could be used for Office or retail. Great location in high traffic area. High income producer for investment property. Purchase it all for only \$115,000.
#1020



407 S. SYCAMORE STREET, PAOLI

Here is a 5 room, 2 bedroom home ready for your needs. This home features gas furnace and 1 bath. Large level lot/Purchase to live in or use as a rental property. All for only \$29,900 #2022



631 E. WASHINGTON STREET

Located along Hwy 337 on the east side of Orleans is this 1800 + sq. ft. home with 3 bedrooms, family room, 1.5 baths featuring gas furn, central air, 2 car at. garage. 1 car detached garage, and your very own large fishing pond. All this on 4.31 acres of lush green lawn with several trees. Only \$139,000 #1017



ORLEANS 291 N MAPLE STREET

Historic 4 bedroom featuring stained glass windows, pocket doors, fireplace, nice woodwork and hardwood flooring. Updated kitchen with tile floor, full basement, gas furnace, CA. A must see for those who like historic properties.
ONLY \$139,500. #1015



2050 W. MAIN STREET

This is the place you have been looking for. Great building with several individual offices 330 sq ft of space on 1 level. Ideal for church, restaurant, office, garden center, many uses. This building has 3 restrooms, a kitchen, 2 furnaces, 2 AC. Use part of building and rent the rest. The great part is this property can be purchased on a contract with small down payment. Price is only \$69,900. #1016



619 N. POE STREET

Mobile home with new siding and roof, 2 bedrooms, elect furnace and central air. Nice level lot. Immediate possession.
Only \$29,000 #1012



606 S C. R. 275 W. PAOLI

Log home located near Paoli Peaks. 3 bedrooms, 1.5 baths, part basement, fireplace, electric heat. You can purchase this home for only \$99,500. Great view with wooded lot. #996



482 S MAPLE ST, ORLEANS

If you have been looking for an older 2 story home in very good condition,

here it is. This 3 BR home has been carefully remodeled and features 3 bedrooms, 2 baths, separate dining room, ceramic tile, large kitchen with extra cabinets. Nice laundry room, vinyl siding, fireplace, gas furnace, CA, large garage/workshop. Ready to move in. Full corner lot. Priced at \$124,900. Financing available. #1002



1667 LIBERTY ROAD

This bank owned property is ready for your inspection. Located in a great neighborhood. This 3 bedroom home has 1.5 baths, gas furn. and central air and attached 1 car garage. Nice level lot and just on the east edge of town. This home needs a little work, but at this price you can do a lot of fix-up and still be below market. Purchase it today for only \$27,500. #1018



LOCATED NEAR PAOLI PEAKS

is this great 40x40 building ready for many possibilities. The interior is drywall and carpet with gas heat, 1 bath with storage area. Large clear span room. This building has many uses. Possible business, church, or even a home. Build a deck across back which overlooks Lick Creek. On 1.86 acres with large parking area.
Only \$65,000

Paoli
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Danny Payton 723-5305
Garry Haworth 936-9231



**NORTHWEST TWP.
COUNTY 1150 W. WEST BADEN**
Here is what you have been waiting for. This 19 acre parcel is located on dead end road with National Forest on 2 sides. The improvements include a 1200 sq ft totally remodeled home. Very large all new bath and kitchen. Screened porch. Large older barn with loft, log building. But the best is 2 spring fed streams that run thru prop. year round, with 1 going thru barn lot. Great place to live or use as a retreat. Watch out for deer and turkey if you visit this unique property.
ONLY \$150,000. #1021



765 S. MAPLE STREET, ORLEANS
A well kept 2 bedroom home located near grocery and shopping. Gas furnace. Vinyl siding, 1 bath, nice front porch. All on an 80 x 160 lot.
PRICED AT ONLY \$37,500. Call today for an appointment. #988



LOCATED ON HWY 337 IN BROMER
Three bedroom home on 1.5 ac. Vinyl siding, gas furnace, CA, 1 bath, det garage. 1400+ sq ft. Immediate possession. **Priced at \$62,000. #1014**

LAND FOR SALE!!



VALEENE ROAD

83 acres with older mobile home. All wooded. Great hunting land. **#1008**

ORLEANS

South 3rd Street. Nice vacant lot ready to build on. **\$6,000 #1006**

LEIPSIC

Nice vacant lot. Ideal for mobile home. **Only \$1,500 #1007**

WEST MAIN STREET

6 acres in Town. Property has been cleared and ready for development. All utilities are available on site. Owner will divide. **#921**



WEST OF ORLEANS

25 wooded acres, electric and Patoka Water available. **#946**

80 WOODED ACRES SURROUNDED BY NATIONAL FOREST.

This property is only short distance from Paoli in Tucker Lake area. Timber on property. Great site for new home. **Price: \$176,000. #961**

Let us help you get into your dream home!

Now is a great time to buy!

- Historically low interest rates
- More homes on the market
- Great home prices

Visit the SVB&T Online Mortgage Center!

Apply for and receive your decision on your mortgage or home equity loan in minutes, online 24 hours a day!



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Tina Qualkenbush
Assistant Vice President
Mortgage Lender
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and your future.**

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Cell: 812-267-6264

E-Mail: BeckyHiggins@remax.net



5759 E. ROTHROCK LN, MARENGO, IN

Walk out onto your LR onto your back deck. OPEN FLOOR PLAN! Large kit with solid oak cabinets. Walk-in pantry, laundry rm/mud rm. Washer and dryer (optional). Galvanized metal ran from furnace. Central air. Plastic barrier under home to keep very dry. Double pane pull-in windows for easy cleaning. Stain wood trim throughout the home. 3 BRs, 2 FBAs, sits on 1 +/- acre. Did I forget to mention the 30x40 foot garage with a wood stove and electric along with 14 ft ceilings... CHECK ME OUT!

\$98,900 MLS#201307091



363 E. STATE RD 64, MARENGO, IN

OPEN FLOOR PLAN on main level. Partially finished basement used as family room. TONS OF CLOSET SPACE! Amazing kitchen with breakfast bar and stainless steel appliances. Master bedroom has full bathroom with jetted tub. Natural wood trim. Cathedral/vault ceilings. The sellers offer a 1 yr HMS warranty. Only 40 minutes to the Sherman Minton Bridge. 25 minutes to Corydon.

\$159,000 MLS#201307077



3708 WEST HWY 64, TASWELL, IN

Large, spacious manufactured doublewide sits on 10+/- beautiful acres with two ponds. 3 bedroom, 2 baths and fireplace. 20x24 addition with walkout basement has been added on. Dream kitchen with Craftmanship cupboards. These cupboards have pull out shelves and cabinets. Such an amazing home! Only \$85,000! Listing agent was unable to verify information with the Health Department reg.

\$85,000 MLS#201307142



209 S. MAIN ST., MARENGO, IN

Be the ENVY OF ALL YOUR FRIENDS...

with this beautiful home. This home is quality built in 2010 with 2x6 walls, R-30 insulation. Attic has cellulose insulation. Tilt in ANDERSON windows. 8 ft ceiling in basement. Separate fenced in area in the yard. This home has never been smoked in or has animals inside. 3 BR, 2 BA. All whirlpool appliances in the kit will stay. Aristacraft cupboards, laundry room, decorative light decor. Full size dry-dry basement. Vaulted/Cathedral LR ceiling. Walk-in closets. Cedar sided 32x40 2 car gar. You deserve this home.

\$146,000 MLS#201307360



11040 FARMERS LN NORTHEAST GREENVILLE, IN

WOOD FENCES AND MEADOWS ON THIS SCENIC FARM LOCATED ON 21 +/- ACRES SURROUNDED BY 100'S MORE. Newly remodeled charming farmhouse with modern conveniences, large barn ready for livestock, pets or storage, comes with storage shed, finished room off barn ready for office, hobbies, and much more. This home includes rooms for play, hobbies or a home office. With rolling hills enjoy the best of country life. You owe it to yourself to view this lovely property and enjoy the peaceful life. Per seller 2100 total square feet.

\$214,900 MLS#201304069



3753 E CORNELISON LANE MARENGO, IN

A home like no other. 20 minutes from Patoka Lake access.

62+/- acres-Breathtaking-Includes mature timber along with an Orchard that has trophy whitetail deer. Brick home, spring fed, Culligan water system, heat pump, as well as a wood furnace. Everything is electric with electric back-up. All appliances stay. Spacious kitchen and dining area. Cathedral Pine ceiling. Three bedrooms upstairs, that includes master bedroom with nice closet space. On the lower level enjoy entertaining family in your large living room. Plenty of storage space. Lower level has a 4th bedroom, laundry room along with a 1/2 bath. Walk-out basement, partially finished with game room area. Hot tub, 1 1/2 acre lake, small pond, security system. Four car garage along with a 20x40 shed.

\$425,000 MLS#201305936



5649 EAST HILLCREST DR., MILLTOWN, IN

BEAUTIFUL AND PEACEFUL.

Located in Hillcrest Estates. 3.335 +/- acres, 3 bedrooms, 2 bath and a bonus room upstairs. Sits back in the country, yet minutes from the interstate. Nice front porch and great back deck. Don't miss out on this charming home with a laundry room, dining room and all appliances stay.

\$168,500 MLS#201304460



536 WYANDOTTE AVE, CORYDON, IN ADORABLE, MOVE-IN READY HOME.

This one owner home had 3 bedrooms, 2 baths, large basement with plenty of storage. Detached 24x32 two car garage, with large work area with work benches and plenty of extra room to store tools.

IMMEDIATE POSSESSION!

\$89,900 MLS#201208161



Seller says I AM MOTIVATED! Home is back on the market, in mint condition and move-in ready. One year home warranty. This basement home is on 12+/- acres with an extra large pond. 25 minutes from Patoka Lake. Approx 1472 sq ft on 1st level as well as approx. 1472 sq ft on lower level. Two bedrooms, three full baths, office/den. Just needs a closet to be a 3rd bedroom. Utility shed with an attached lean-to. Only \$155,000. Listing agent is related to seller.

MLS#201308160



WELCOME HOME...55+/- beautiful acres. Excellent for a cattle or horse farm. Large pond. Want to try your hand at farming. Gorgeous views all around. Sit by your fireplace, while reading a book in your cozy country living room. Three bedrooms and two baths. This ranch home has everything a homeowner desires. Spacious kitchen, large pantry, recess lighting around the cabinets. Office/den, built-in bookcase, high vaulted ceilings, handmade poplar mold and baseboard.

MLS#201307670



6128 MILLTOWN FRENCHTOWN RD., DEPAUW, IN

SIMPLE AND PURE COUNTRY LIVING!

Schmidt cabinets throughout the kitchen. Three bedroom, one large bath. Attached 12x24 garage. Home sits on 2.368 acres. With a 13x30 pole barn. 15 Minutes to Corydon

\$104,000 MLS#201208275



706 S MAIN ST ENGLISH, IN

Open frame porch. Two bedroom and one bath mobile manufactured home. Central air, all appliances stay. Concrete block detached 2 car garage. Open car shed. Well built!

\$39,500 MLS#201306644

LAND LISTINGS!

100+/- ACRES, 20 minutes from Patoka Lake. In the family for over 100 years. Two cedar trees that sit on the land were planted 67 years ago by the seller. If this land could talk, the stories it would tell.

Build your family home. Electric, Patoka water, apple trees and wildlife. Stocked pond!

New Price \$175,000 MLS#201303071

MOTIVATED SELLER. 53 +/- acre hunting land or land to build your home on. Beautiful.

Feel free to go drive by and take a look. **MLS#201304534**

LOOKING TO BUILD? Approx 3.37 acres located in beautiful Book's River View Estates. A must see! Seller guarantee that it is and will pass your septic and perk test to build. Covenants and restrictions in Book's River View Estates, so you know this area will always be kept suitable for you. Paved road kept up by the county. Also, has road frontage. **ML#201302536**

8325 STATE RD 64, MILLTOWN, IN

22.5 +/- ares of beautiful country. Build your dream home. City water already hooked up. Well water also ready to use. Electric and septic onsite. Ready a modular or stick built home. Only 15 minutes from Corydon and 40 minutes from Louisville. This is a Must See! **\$56,250 MLS#201304897**



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agency

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Website: www.fergusonagency.com
E-Mail Address: fergagency@bluemarble.net
Phone: 812-936-2900 ~ Fax 812-936-2907
9711 W. State Road 56 <> French Lick, IN 47432



Independent Insurance Agent

GO TO OUR WEBSITE FOR DETAILED INFORMATION ON ALL OUR LISTINGS

From anywhere in the world, you can easily view and print our complete "data sheets" with just a "click of the mouse"!

Wayne Ferguson, Broker/Owner
812-936-2900 Office ~ 812-844-0340 Cell

Rich Everman, Sales Associate
812-936-2900 Office ~ 812-630-9606 Cell

Jerry Allbright, Associate Broker
812-936-2772 Home

James L. Springer, Sales Associate
812-936-4101 Home ~ 812-788-1597 Cell

WHETHER "LISTING" OR "BUYING"...MAKE US YOUR "FIRST" CALL!



WONDERFUL
"EARTH SHELTERED" HOME
Also Known As "Berm Style" Home
Nearly New...Built in 2008!
7394 W Co Rd 100 N ~ West Baden
A Bargain @ \$124,900!

This home has a spacious "open concept" interior with all kinds of flexibility. It has unique "radiant heat" floors...(Never deal with "cold feet") 3 bedrooms, 2 baths, and a huge 30'x40' attached garage! The home isn't completely finished inside, so you can "complete it to your own tastes" very inexpensively, and at this extremely low price, have the perfect home for your family at far less cost than building new! Great 1.80 Acre Location!

SOLD

SOLD

20 ACRES
NEAR PATOKA LAKE
JUST A SHORT DRIVE TO
JACKSON BOAT RAMP
Partially Wooded...and Includes
Some Marketable Timber!
PRICED @ \$68,000



WHAT A TERRIFIC BARGAIN!
This Home Is Just As neat As A Pin...
Well Maintained And Is Ready To Move
Into Immediately Upon Closing!

ONLY \$37,900

8523 W County Road 175 N ~ Prospect

~ GO TO OUR WEBSITE TO GET COMPLETE INFORMATION ON THIS HOME ~
This is one of those EXCEPTIONAL OPPORTUNITIES that very rarely come your way...so DON'T PASS IT UP!



REDUCED
CLASSIC 2 Story
5 or 6 Bedroom Home!

Brand New 96% Efficient Gas Furnace!

1409 S Indiana Avenue ~ French Lick
Approximately 1,400 sq ft on 1st Floor & 1,000 sq ft on 2nd Floor.
PLUS...Finished walk-out basement. Huge 2.45 Acre Lawn with loads of lawn area on each side of the home, makes for a wonderful play area and added privacy!

VERY AFFORDABLE
NOW ONLY \$93,700!

WE NEED LISTINGS!

WANT TO SELL
YOUR HOME OR LAND?

GIVE US A CALL!



LANE'S MOTEL & CAMPGROUND

40 Rooms...2 Bedrooms Each...Loads of Additional Undeveloped Land For Major Expansion!

OUTSTANDING VALUE @ \$1,700,000!

THE VERY
BEST
COMMERCIAL
LOCATION IN TOWN

3.36 Acres

Perfect For Major Commercial
Development



ONE OF THE FINEST THEATRES IN
SOUTHERN INDIANA

500 SEATS ~ 4 AUDITORIUMS
SHOWING 4 DIFFERENT MOVIES AT A TIME

~STATE OF THE ART EQUIPMENT~
Fully Digital in all 4 Auditoriums & 3-D
Equipment in 2 Auditoriums!

Most Comfortable Seating Arrangement Available
Anywhere! Rocking, Reclining, Seats with
Cupholders...and Elevated So There Isn't A Bad
Seat In The House!

Huge Paved Parking Lot And Excellent Access Just South
of The French Lick Resort Hotel, off Highway 145

Priced @ \$3,300,000



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63 ACRES
Wonderful Woodland...
PLUS THIS GORGEOUS
1,742 SQ. FT. HOME!

3 Bedrooms, 2 Baths, Living Room, Huge Kitchen, Oversize 2 Car Attached Garage...and a Very Large Detached Garage/Workshop!

6300 W County Road 175 S ~ French Lick

THIS IS ONE OF THE FINEST HOMES ON THE MARKET, WITH GORGEOUS WOODLAND ACREAGE!!!
GREAT VALUE @ \$285,000!

(Prefer Land Only? 57 Acres of Woodland @ Just \$3,000 Per Acre!)

YOU'VE GOT TO SEE THIS TERRIFIC PROPERTY!!!



YOUR OWN PRIVATE LAKE!!!

IN "PATOKA ESTATES SUBDIVISION"
A WONDERFUL DEVELOPMENT WITH VERY REASONABLE PROTECTIVE COVENANTS FOR YOUR PROTECTION!

LOT #1	\$22,500	2.710 ACRES
LOT #2	N/A	4.577 ACRES
Not Available For Sale, except as a Combination, of all the Listed tracts.		
LOT #4	\$15,900	2.003 ACRES
LOT #5	\$15,900	2.000 ACRES
LOT #6	\$15,900	1.990 ACRES

Price of \$119,900 All 5 tracts, totaling 13.297 Acres, more or less

MAKE OFFER!



The
"HOME OF FINE DINING"
In Downtown French Lick -
For Over **25 Years!!!**

Opportunity Of A Lifetime!
YES...You can buy this "Turn Key", Long Term Quality Business, Complete And Ready to GO! Includes Building, Furniture, Fixtures and the Highly Valuable and Long Established "BUSINESS NAME"!

WAS \$299,000 NOW \$249,000!!! MAKE OFFER

Includes License & Permits For: Liquor, Type 2 Gaming (Pull Tabs), Tobacco Sales, Food Sales, Amusement & Entertainment... Everything You Need To Continue Operating Uninterrupted!!!

186 ACRES
PRIME LOCATION

On Old 145 Just South of French Lick.

NOTE: DOES NOT INCLUDE HOME

Includes 35 Acres of Wonderful, Rich, Creekbottom Land (Very Heavy Grain Production) And Approximately a 5 Acre Conservancy District Lake!



NEW LISTING!

Wonderful Future Development Potential...32 ACRES JOINS THE FRENCH LICK MUNICIPAL AIRPORT! Priced @ \$930,000

REDUCED

GORGEOUS
4.844 ACRE
HOME SITE

This Outstanding Country Property Is Only 6 Miles North Of The Hospital In Paoli... Includes Patoka Water, Electricity, It's All "OPEN & LEVEL"... Absolutely Ideal For Your New Home!

ONLY \$23,000!

Michael T's Motel

9633 W STATE ROAD 56 ~ FRENCH LICK

GREAT INVESTMENT OPPORTUNITY!

USE YOUR IMAGINATION... LOOK AT THE MANY COMMERCIAL POSSIBILITIES!

OUTSTANDING LOCATION!
4.61 ACRE COMMERCIAL LOT!

AFFORDABLY PRICED AT JUST \$325,000!



WHAT A GREAT BUY @

ONLY \$59,900!

1 Acre Lot!



5344 S. State Road 145
2 Bedrooms & Bath with Full Basement and Nice Highway Frontage Location, Halfway Between French Lick & Patoka Lake!
OUTSTANDING VALUE AT THIS PRICE!!!

5,116 Sq Ft Building on
17,500 Sq Ft. Lot (140'x125')

140 Ft. Frontage on Elm Street
in West Baden
PAVED & IN OUTSTANDING CONDITION!

OUTSTANDING VALUE
NOW ONLY \$189,000



NOW ONLY \$59,900

Interior Brand New... Stripped To Studs And All New Walls!
824 Fair Street
Paoli



VERY NEAT, EFFICIENT & WELL ARRANGED LAYOUT!
SEE THIS ONE TODAY & MAKE OFFER!



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BEAUTIFUL NEW COUNTRY HOUSING DEVELOPMENT LOTS!!!
2 LOTS SOLD, ONLY 6 REMAINING
Approx. 2 Acres Each!!!
PRICED @ \$12,500 Per Lot



1091 Valleyview Dr.
West Baden
\$195,000


4 Bedrooms, 3 Baths
2 @ 2 Car Attached Garages (Garages For 4 Cars!)
2,582 Sq Ft of Wonderful Living Space
Located in one of the nicest housing additions in the Valley.
Two "Master Suites" with bathrooms,
large L shaped "wrap-around" deck...24x24 living room.
Exceptionally Neat & Attractive Home!

VERY RELAXED "PROTECTIVE COVENANTS"!
No House Trailers...But New Doublewides are fine!
Want to buy now but build in a few years? Yes, you can place your Camper on it now & build later!
(You can even put a nice building on it to store your boat, etc.)
Water Lines & underground Phone Lines already installed.

56 ACRES OLD GROWTH WOODLAND!
WONDERFUL STAND OF WHITE OAK
THE OLD HOME HAS BEEN REMOVED, A WONDERFUL HOMESITE! Patoka Rural Water, Electrical, Telephone, High Speed Internet Service...ALL ARE CONVENIENTLY AVAILABLE AT THE SITE
FIRST TIME ON THE MARKET... GREAT VALUE @ \$175,000!

7.029 ACRES
Near Patoka Lake
OUTSTANDING CAMPSITE
(Includes 2 Complete Camper Hookups)
ONLY MOMENTS TO PAINTER CREEK RAMP!
Includes Septic System Suitable For Up To 3 Bedroom Home...
Patoka Rural Water, REMC Electric & Nice Storage Building!
Use as Campsite Now...& Build Your Home Later!!!
GREAT VALUE @ ONLY \$45,000

COMMERCIAL BUILDING LOT
200 FT. PRIME HIGHWAY FRONTAGE
DIRECTLY BETWEEN THE NEW MARATHON STATION AND THE NEW "FAST EDDIES"
PERFECT FOR A WIDE RANGE OF BUSINESSES... \$450,000

GREAT FISHING POND!

38.25 Acres
Super Building Site
Overlooking This Wonderful Fishing Pond!
*Wonderful Secluded Location
Very Near The Donald Ross Golf Course*
JUST \$125,000!

REDUCED \$10,000!
32.7 ACRES
NEARLY ALL WOODLAND
PERFECT BUILDING SITE
INCLUDES EXISTING SEPTIC DUBOIS RURAL WATER & REMC ELECTRICAL SERVICE.
NOW ONLY \$59,000

REDUCED ATTENTION REDUCED
HUNTERS
VERY NEAR TO ACRES & ACRES OF USA LAND
NICE TIMBER TOO!
11.29 ACRES
WONDERFUL WOODLAND...
EXCELLENT VALUE @ \$33,000!

57 ACRES OF WONDERFUL WOODLAND
DEER HUNTER'S PARADISE!!!
SUBSTANTIAL AMOUNT OF MARKETABLE TIMBER!
\$171,000

14.80 ACRES
JOINS HUNDREDS OF ACRES OF USA LAND GREAT FOR HUNTING!
Nice Building Site With Highway Frontage And Public Water & Electric Available.
ASKING \$49,000 MAKE OFFER NOW!!!

LOOKING FOR EXCELLENT WOODED ACREAGE?
80.51 ACRES
GORGEOUS ROLLING WOODLAND
Just north of Crystal in Dubois County
BUILDING RESTRICTIONS: NO TURKEY OR CHICKEN HOUSES PERMITTED
TOTAL PRICE JUST \$201,275
Only \$2,500 Per Acre

CHOICE COMMERCIAL BUILDING LOT
3.52 ACRES
Right Behind Comfort Suites Hotel
ONLY \$149,900!

Excellent Building Lot
On Plum Street
Overlooking Hwy 56
Approximately 1 Acre With Great Access on Plum Street... All Utilities Are Available!
Super Location For Your New Manufactured or Stick Built Home...And What A Great Buy!
ONLY \$16,500!

Probably The Most "INEXPENSIVE" Building Lot On The Market!!!
Only \$7,000!!!
1/2 Acre
On "EASY STREET" In French Lick
Perfect For Double-Wide or Modular Home!

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9:00 AM to 12:00 Noon



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1618 H STREET, BEDFORD
Roomy Apartment House with 4 units. Centrally located...short walk to stores, banks, post office, churches and downtown. Three of the units have long term tenants. **\$64,900 Call Polly Ph. 797-8477.**
MLS#13-19108

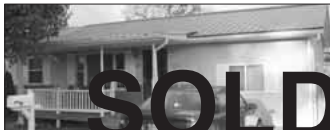


SOLD!
3,000 sq. ft. Custom home on 2.1 acres. 4 bedrooms, 3 baths. Over 40 flowering/fruit trees. Beautiful landscaping. Detached 2 car garage plus large workshop (1900 sq ft). Additional storage building (1080) 2 story. Could be used for additional living or retail store. Convenient location between Bedford & Mitchell. Easy access to Crane. Open concept kitchen & dining room. 2 Family rooms. Simply a beautiful relaxing place to call home. **\$229,900 Call Greg Ph. 583-0228. MLS#13-18769**

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1720 CENTRAL AVE, BEDFORD
Adorable home with lots of updates. New roof (2011). Updated windows. Beautiful hardwood floors with some carpeting. Fenced backyard. Lots of trees. Carport. Walk-Out Basement. Taxes reflect Homestead, Supplemental, Veterans Partial & total disability. **\$94,900 Call Greg Ph. 583-0228 MLS#13-18547**



SOLD!
224 W. WARREN STREET, MITCHELL
3 BR, 1 Bath ranch house in quiet neighborhood. Large family room & eat-in kitchen. Stove, Refrigerator, & Washer/Dryer to be included with the right offer. Also free standing cupboard with extra counter space to stay. Roof 2012 & Fully Fenced yard 2010. Very motivated sellers moving out of the country. **\$76,900 Call Sharron Ph. 278-6794 MLS#12-17956**



SOLD!
516 S 6th STREET, MITCHELL
Adorable 2-3 Bedroom plus a bonus room that could be used as a den. Fully fenced back yard. Nice kitchen. Large living room/dining room combo. Some new windows. Owner is related to listing agent. **\$54,975 Call Greg Ph. 583-0228. MLS#12-18124**



4TH & VINE STREET, MITCHELL
Nice lot at a dead-end road. Lot is shape of a piece of pie. 35 feet at road, wider in back, 305 feet deep. Utilities at the road. **\$5,900 Call Tonya Ph. 272-6198. MLS#11-16690**



Happy Holidays!



Debby Broughton
Realtor®
812-946-3393

Debby Broughton

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Indiana Real Estate”**



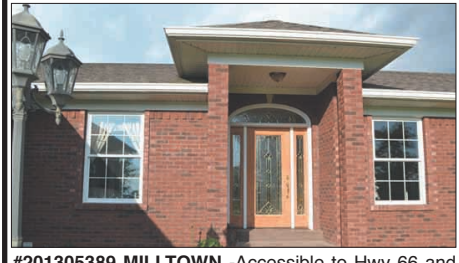
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#201305211 MARENGO-Why rent when you can own? Move in ready 3 bedroom, 2 bath home complete with walk in closets. **Asking \$54,000.**



#201305188 MARENGO- 12 acres with country charm house, complete with barn and garage. **\$125,000**



#201305389 MILLTOWN -Accessible to Hwy 66 and minutes to I-64 this home is a great find on 10 acres. Includes basement, large deck complete with pool for those summer days! **Asking \$250,000**



201306296 LEAVENWORTH- Private custom build home on 17 acres close to Hoosier National Forest. Includes large pole barn. **Asking \$165,000.**



#201304629 LEAVENWORTH - RARE OHIO RIVER VIEW! Enjoy this rare view from your own front porch. Bonus includes finished basement, landscaping and observation deck. Must see!! **Asking \$220,000**



#201305707 - TASWELL-Affordable!!!! Rent or own this 2 bedroom home close to Hwy 64. **Asking \$18,000**



#201305174 ECKERTY - Watch the deer roam from your patio! Would make excellent hunting cabin or permanent residence on 1.5 acres. **Asking \$69,000**



#201306299 BIRDSEYE- Patoka Lake area! Wonderful cabin at the end of dead end street with 24x40 pole barn, great for boat storage! **Asking \$105,000**



#201306624 BIRDSEYE- Private, country setting in this 5 bedroom, 2 bath house, truly must see to appreciate this home and all it has to offer! **Asking \$225,000**



#201306979 BIRDSEYE- Enjoy the best of Patoka Lake! Close to lake entrance yet private wooded setting. 2 bedroom plus screened in porch. **Asking \$85,000**



#201307065 TASWELL- Would make excellent camp or primary residence. 2 bedroom plus large detached garage all on 1 acre. **Asking \$59,000**

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FRENCH LICK, IN 47432

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Shirley Flora, 812-631-9370

Shannon Hagen 812-936-5211

Susie Knies, 812-319-4870

Shawn Emberton, 812-309-8974



2393 N. CR 960 W, WEST BADEN SPRINGS
Enjoy the view from this historic farm home built in 1868. This mini farm has lots to offer including home with 3 bedrooms, possible 4th or common area on second floor, glassed in front porch, large bath, Eat-in country kitchen, living room and Large utility room. This is all located on 16+ acres that is partially wooded and has a nice size farm pond. **NEW LIST PRICE -- \$89,900**



300 E. PARK STREET, ORLEANS
YOU MUST SEE TO APPRECIATE
Very nice brick ranch on 1.11 acre lot. Has 2 car attached garage, in ground pool and family room with fireplace. With your personal touches this home is ready to move in with immediate possession. Conveniently located in Orleans. Call today for an appointment.
NEW LISTING PRICE -- \$93,000



10652 E. PURDUE FARM ROAD, DUBOIS
Looking for a residence or vacation home close to Patoka Lake? This is it!! 1431 square foot Ranch home with 4 bedrooms, 2 full baths, on 4 acres m/l features include range, refrigerator, dishwasher, living room with fireplace and insert. All just minutes from Patoka Dam. Immediate possession on this neat property.
NEW TO MARKET PRICE \$89,900



**LOT 5
TAILWATER
SUBDIVISION
COUNTY ROAD
1050 E, DUBOIS**
3.6 Acres in Dubois County. Nice level

lot with electric and Patoka Water service available. Located close to Patoka Lake. Dam adjoins USA Land.
NEW MARKET PRICE \$39,900



7699 N COUNTY ROAD 975 W, WEST BADEN SPRINGS
Rustic log cabin dating to 1861. Main floor has LR, BR, kitchen and bath. Second floor has 1 large room. Property being sold "As-Is". It is situated on a secluded 23 acre tract with nice road frontage, pond, creek, and detached garage. This would make a great get-away home for the person looking for lots of wildlife and a private country setting.
New to the Market. Price \$78,500



7384 MEADOWS LANE, FRENCH LICK
If you are looking for a home close to Patoka Lake and all the French Lick/West Baden attractions, this is it! Ranch style 3 bedroom, 2 bath home on 1 acre. Lot has 2 car detached garage offers Immediate Possession. Patoka boat ramp just around the corner! **New to market price \$49,900.**



408 N. E. THIRD STREET, PAOLI
This 1.5 story home on 65x165 city lot has potential for investors or handyman. Needs work but priced right! Main floor has living room, dining room, kitchen, bath, and 1 bedroom. 2nd floor has 2 partially finished bedrooms.
Call today to see this property.
New to Market Price \$15,000



3351 CEDAR GAP LANE
Completely furnished cabin at the entrance to Patoka Lake. Log home built in 2000 features living room/kitchen, bedroom, bath on main floor. 2nd bedroom in large loft area. Home in excellent condition sits on approximately 1 acre lot. If you want a weekend getaway or full time residence in the lake area, this is it! **Price \$85,000.**



8039 STATE ROAD 56, WEST BADEN SPRINGS
Many possibilities for this 2 story building located on the Boulevard in West Baden. Currently lower level has an apartment and large area for shop. Upper level has 2 apartment areas. Needs TLC but priced with this in mind. Immediate possession for the right buyer. Very affordably priced.
New List Price \$46,900

NEW PRICE
COUNTY ROAD 750 S., FRENCH LICK
Building site close to Patoka Lake. Walking distance to the lake for fishing! Minutes to Casino and other local attractions. **Asking Price \$15,000**



8275 BALLARD STREET, WEST BADEN SPRINGS
An Excellent Opportunity for business located close to West Baden Dome and within minutes of French Lick Hotel. 1920 Square foot store building offers possible site for 2 businesses. Plus 32x48 pole garage all on 6 city lots. This property is waiting on the right buyer to take advantage of all it has to offer. Call today for an appointment.
New List Price \$274,900

FOUR LOTS IN WILDWOOD
suitable for building or vacation spot. Located in Heart of Southern Indiana just minutes from Patoka Lake, Tucker Lake, USA Land, Horse Trails, and the French Lick/West Baden Attractions. **Priced for Quick Sale! \$12,000**

75X100 CITY LOT
Located close to the Casino and downtown French Lick. Call today for more information on this property. **FLS-71**

VERY MOTIVATED SELLER!!
WOODED LOT AT EDGE OF TOWN
Located close to Paoli Schools. This .689 of an acre lot (200x150) features access to electric service, gas, and water. Will require septic approval. Don't miss this one of a kind property. **REDUCED TO \$12,000 PH-29**

FRENCH LICK VILLA WEEKS
Buy now before prices go higher!
We have a good selection of weeks available starting at \$2,000 per week. These won't last long!
Call today for more information.

SALES ASSOCIATES

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FRENCH LICK, IN 47432**

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ANY LISTING IN THIS BOOK!**

**JUDY MEEHAN
& ASSOCIATES**

REAL ESTATE

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FOR SALE



7821 W COUNTY ROAD 400 N, WEST BADEN SPRINGS
You won't find a more affordable 1485 sq ft home on a 5 acre lot. This home is within minutes of town. Features a new metal roof, new plumbing, water heater, and insulation. This spacious 3 bedroom, 2 bath home has an open floor plan with large living room, dining area, and kitchen having a great view of the surrounding countryside.
Priced below most recent appraisal \$71,000



705 E. EVERGREEN DRIVE, PAOLI
Don't miss this 1344 sq ft ranch home on over 1 acre located in Paoli city limits. This bank owned property features 3 bedrooms, 2.5 baths, 2 car carport and oversized 2 car detached garage. Full walk-out basement has family room, possible 4th bedroom, and sunroom opening to patio. Call today for appointment to see this attractive home.
NEW TO MARKET PRICE \$69,900



8236 S COUNTY ROAD 450 W, ENGLISH
Call today to see this log home on 2 acres adjoining Patoka Lake property. View of lake from rear deck. 1456 sq ft home with 3 bedrooms, 1 bath, open living room/kitchen, upper and lower decks on rear of home plus covered porch on front. Located only a few minutes from Patoka boat ramps.
New Listing Price \$85,000



2334 S. COUNTY ROAD 1000 W., FRENCH LICK
MINI FARM! Nice 1500 sq ft ranch home on 14+ acres. Currently used for horses. Home has 3 bedrooms, 2 full baths, gas log fireplace, detached garage, new carpet in part of home. Outbuildings include barn with stalls and hay loft, tack building, detached carport. This is one you don't find everyday.
Asking price \$175,000



4989 S STATE ROAD 145, FRENCH LICK
Looking for a home close to Patoka Lake and French Lick attractions? This is the place! Located on main highway to lake and casino, this 1999, 1716 square foot manufactured home features 4 bedrooms, 2 full baths, den, and includes appliances. This spacious home has a new roof and an above ground pool. Call today for appointment!
NEW TO MARKET PRICE \$130,000



8946 W OLIVE STREET, FRENCH LICK
Very affordable 2 bedroom home on 1/2 acre lot m/l. This cute bungalow has been remodeled completely and is ready to move into. If you are looking for a reasonably priced home close to all the French Lick/West Baden attractions - this is it! Call today for appointment. **New List Price \$38,000.**



1407 E. WINDSORPORT MAIN, MITCHELL
This bank owned property offers lots of possibilities. Main floor has living room, dining area, kitchen, 3 bedrooms, full bath and family room. Upstairs has possible 5th Bedroom and lots of storage space. Large level lot .45 of an acre m/l and 2 car detached garage complete this package. Home needs TLC, but has had some updates including thermopane windows.
NEW TO MARKET PRICE \$15,000



11270 W. COUNTY ROAD 433, FRENCH LICK
New to Market! This 3 BA home features 3788 sq ft of living space plus a full walkout basement. Secluded 9 acres and a additional utility shed add to the package on this property. Home needs TLC and had been priced accordingly. Call today to see this home with lots of possibilities. **New to market price \$119,900.**



COUNTY ROAD 150 W., PAOLI
Looking for acreage to build your dream home? Or land with development potential. Call today to see this very nice 40 acre tract located in Greenfield township. Approximately half wooded and half open with lots of privacy, and wildlife. Patoka water and electric service available.
Asking price \$120,000 PP-65



525 SPRING STREET, FRENCH LICK
If you are looking for an investment or a small home with little maintenance check out this total electric 2 bedroom, 1 bath home located on a quiet street. Convenient to shopping, schools and casino area. Not many in this price range currently on the market. Call today for appointment.
REDUCED TO \$15,000 VERY MOTIVATED SELLER!!



459 E. VINE STREET, MITCHELL
Totally remodeled bungalow on 70x132 lot. This home is extra nice with new hardwood floors in living room and dining area, tile floors in kitchen and bath, new plumbing, electrical, bath fixtures, Amish built kitchen cabinets, stainless steel range, refrig, furnace, C/A, siding, windows and much more!! This is just like new home ready for you! Nice quiet dead end street location. Call today for appointment.
NEW TO MARKET PRICE \$79,900



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NEW LISTING



308 W CAROLYN STREET, ORLEANS

- Well Maintained 4 BR Ranch on Corner Lot
- Several Updates on Inside and Out
- 3C Det, Nice Yard, Large Outbuilding
- Teresa Baker, 278-0147

\$99,900 13-19408



627 & 638 S MAPLE ST, FRENCH LICK

- 2 Story Victorian near Downtown French Lick
- Situated on 3 Lots w/Frontage on 2 Streets
- Includes 1BR/1BA Guest House, Immed Poss
- BARBARA WRIGHT, 583-2820

\$239,900 12-17706



2375 SOUTH CO RD 500 EAST, PAOLI

- Totally Restored Farmhouse on 4.6 Ac m/l
- 4BR/3BA, Main Level Mstr w/Frpl & Jacuzzi
- Outbuilding w/Look of Old West General Store
- KATHY BLACKBURN, 277-5912

\$212,000 13-18885



2161 EAST CO RD 200 NORTH, PAOLI

- 2,184 sf Brick Ranch w/2C Att on 2.5 Ac m/l
- 3-4 BR/3.5 BA, LR w/Bay Window, FR w/Frpl
- News Incl: Roof, Heat Pump/CA, Wind, More!
- TERESA BAKER, 278-0147

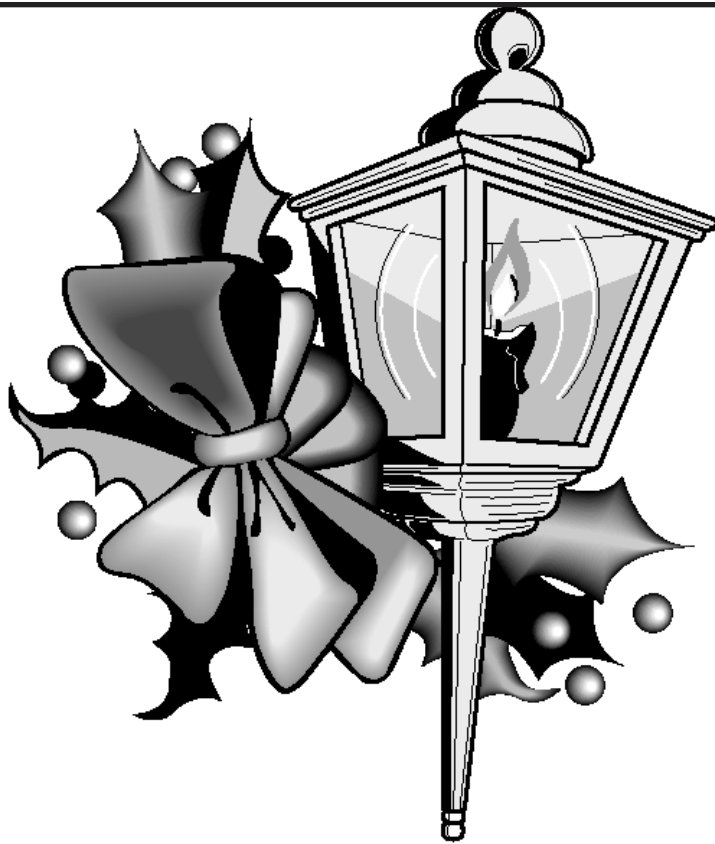
\$149,000 13-18823



4769 SOUTH CO RD 310 WEST, PAOLI

- Open Concept 4BR/3BA with 24x30 Det Gar
- Fam Rm w/Wd Burning Frpl, Kit Appl Incl
- Country Setting Near Lakes & Horse Camp
- BARBARA WRIGHT, 583-2820

\$110,000 13-19098



We wish you a
**Very Merry
Christmas and
a Safe and Healthy
New Year
2014!**

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MARENGO, STATE HIGHWAY 64 WEST
 2 story Southern Colonial, 4 bedroom, 2 1/2 baths, on 1.5 acres, one car attached garage with storage space, Pella thermo pane windows, paved driveway, 50 x 50 concrete parking lot, nice family room with Buck insert in fireplace, electric built-in range and oven, dishwasher, disposal, refrigerator, washer and dryer included, city water with new softener, electric water heater, and forced air heat pump heating, C/A, **\$214,000** Additional property negotiable. #710



S. HAWKINS LANE, ENGLISH
 4 Bedrooms, 2 Baths all electric, log home with loft, on 2 acres, stove, refrigerator, dishwasher, washer, dryer, ceiling fans, and wood burning stove included. Central air, double pane windows, city water, fenced property line, close to I-64 exit.
PRICED AT \$148,000
 Call Jim 267-1480 #712

NEW PRICE!!
ENGLISH, MASTERLIN RD
 2 Lots - 3.7 acres and 2.1 acres
 1.9 acres, paved road, public water
 & electricity available, both for \$13,900.
 812-365-2114 #105

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MILLTOWN, HANCOCK ST.
 Vacant lot, city water, & natural gas available,
 quiet neighborhood, close to school, medical clinic &
 convenient store, nice building site.
 Reduced To **\$2,500** Sam 365-2114 #715

**HARRISON CO, MAUCKPORT,
 OVERLOOK DRIVE**
 5 open acres with small pond and
 pole barn, close to State Highway
 135 and bridge, nice building site.
\$30,000 #905

NEW PRICE!!
ENGLISH, MASTERLIN RD
 1/2 acre lot,
 public water and electricity
 available, price at \$7,750.
 812-365-2114 #106



ENGLISH, WHITE OAK CIRCLE
 Lot #7, Land Only, 60 ft street frontage city water,
 sewer, elect. & natural gas available.
 Call Jim 267-1480 #807

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Jim Taylor, Broker 267-1480

Sam Taylor, Sales Agent 972-8505

Orange Crawford County Homes December 2013

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