

# For Sale

## CAPE COD RURAL FARM HOME & LAND

- SET ON 3 ACRES • 2,818 SQ. FT. • 3 BEDROOMS, 3.5 BATHS
- 30'X36' GARAGE • BASEMENT

*Carroll County, Indiana • 6106 West 1000 North, Delphi, IN*

**Directions:** From Monticello, IN at the intersection of SR 39 & US 24, take US 24 approx. 6.5 miles east to CR 1300 E (Willie Mote north side of US 24), take CR 1300 E approx. 5 miles south, turns into Carroll County 500 W to CR 1000 N, take CR 1000 N 1 mile west, the subject property is at the SW corner of the intersection of 1000 N & 600 W.

# \$308,500



### HOUSE, ATTACHED GARAGE & 3± ACRES

- Size: 3 Acres
- Frontage: CR 1000 N
- Zoning: 100-Ag
- Year Built: 2012-2013
- Style: 1.5 story Cape-Cod
- Size: 2818 sq. ft.
- Basement: 1836 sq. ft.
- Bedrooms: 3
- Baths: 3.5
- Fireplace: Yes
- Rooms: 5
- Front Porch: 9'x42'
- Back Porch: 11'x42'
- Electric: 200 Amp
- Phase: 1st
- Siding: Cement Board
- Roof: Asphalt
- Air: Central
- Heat: LP Gas
- Breezeway between house and garage.
- Garage Size: 30'x36'
- Bath: Full Bath & Shower
- Kitchen: Summer
- Siding: Cement Board
- Roof: Asphalt
- 2017 - Pay 2018 RE Taxes: \$1321.08/6 mo.
- **Note: The information on the house and garage comes from Carroll County Assessor sheet.**

### 11.929± ACRES, BUILDINGS & PASTURE LAND

- Zoning: Ag
- Topography: Gently Rolling
- Fencing: Some Fencing
- Creek: There is a small creek on this property
- Frontage: CR 1000 N & 600 W
- Improvements: A 40'x60' tool shed with metal roof & siding.
- Grain Bins: There are (2) grain bins on this property.
- Cattle Sheds: There are (2) cattle sheds and a concrete silo on this property.



*Any sale will be subject to obtaining Bankruptcy Court Approval.*

**OWNER: John R. Coble**

Call Jim Hayworth or Jimmy Hayworth for a private showing. • 888-808-8680 • 765-427-1913 • 219-869-0329



*The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.*

*Coble • JH39c*

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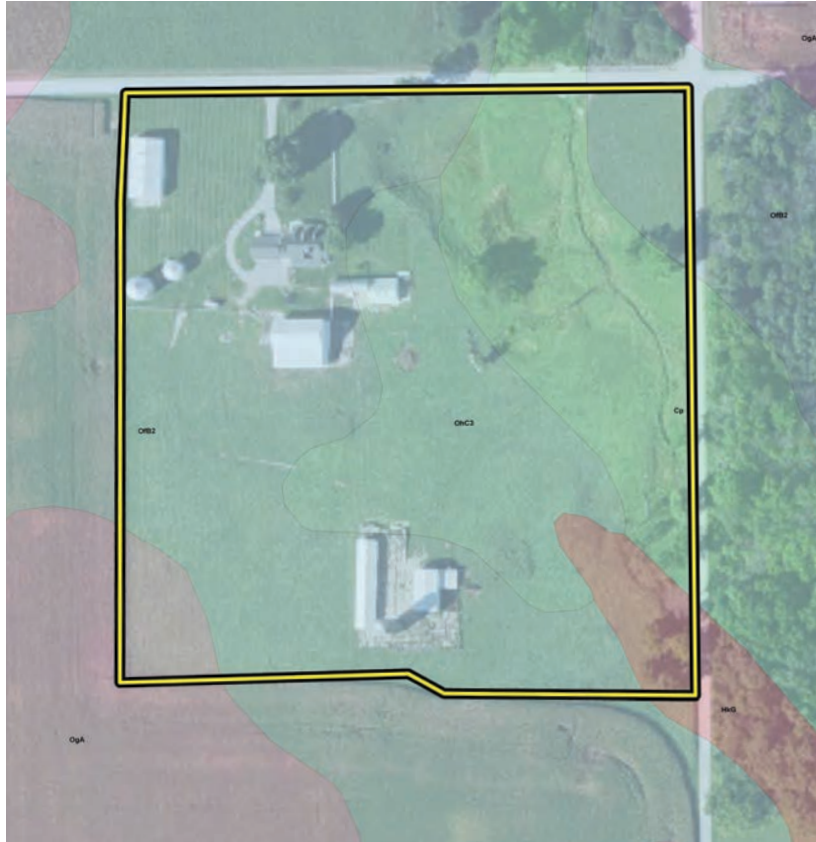
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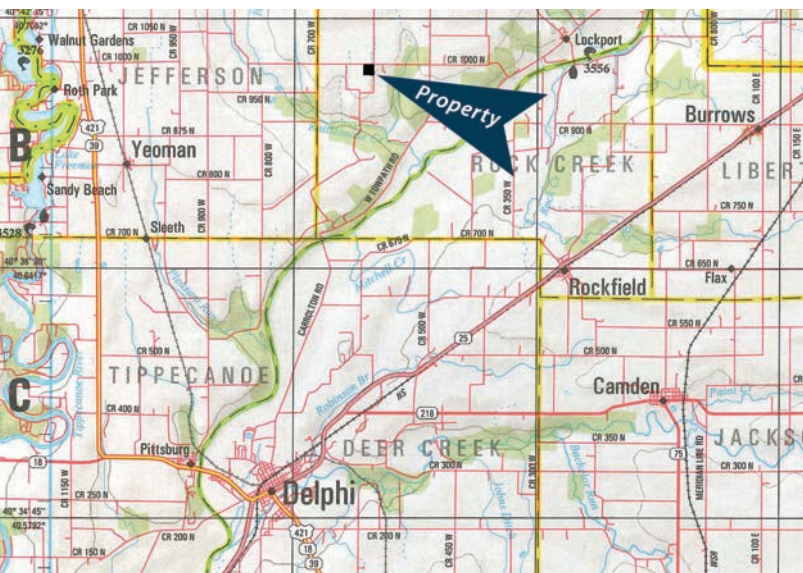
AERIAL MAP



SOILS MAP



LOCATION MAP



SOIL TABLE

Area Symbol: IN015, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Soybeans	Corn
OfB2	Ockley loam, till substratum, 2 to 6 percent slopes, eroded	7.58	52.1%	47	135
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	3.07	21.1%	33	155
OhC3	Ockley, till substratum-Kendallville clay loams, 6 to 12 percent slopes, severely eroded	2.89	19.9%	45	129
HkG	Hennepin loam, 25 to 50 percent slopes	0.59	4.1%	5	14
OgA	Ockley-Rush silt loams, till substrata, 0 to 2 percent slopes	0.42	2.9%	51	145
<b>Weighted Average</b>				<b>42.1</b>	<b>133.4</b>

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Coble • JH39c • 5/26/19