

October 6, 2017
Issue

FREE

Morgan County Homes

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

Watch for the
next issue on
Friday
October 20, 2017

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**Advisor
Realtors®**



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1209 E. Morgan,
Martinsville, IN 46151
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NEW LISTING

NEARLY 8 ACRES OF GREAT HUNTING PROPERTY, NATURE AT ITS FINEST!!!!

Located in desirable Gregg Twp., nice wooded property with large trees, creek and wildlife. Beautiful place to build your NEW HOME OR YOUR SMALL LITTLE nature cabin. Driveway already in place. CHECK IT OUT!

Call Sherry for details.

NEW LISTING

FOXCLIFF LOTS!

Multiple lots available starting at \$3,500.

Call Joyce for details.

CHECK OUT THIS COMMERCIAL PROPERTY



LOCATION! LOCATION! LOCATION!!!
GREAT investment area with 445' of busy highway frontage (+27,000 daily vehicles). Building is on .76 acres & extra lot on 1.08 acres. (total 1.84). Seller can divide in two lots. Driveway connects directly to State Road 37. The property has an annual rental income from billboard & optic fiber booster station. Call Joyce for details.



OPPORTUNITY AWAITS FOR THOSE WHO ARE LOOKING!

Close to the park, room to grow with 2 bedrooms, CH&A, as well as some updates. Enjoy the backyard on full city lot. Appears to have updated windows, electrical & vinyl siding. Don't miss your opportunity, homes in this condition at this price point are difficult to find in this market.



GREAT LOCATION WITH UPDATES!

Convenient to US-31, Whiteland Rd, SR 144 & I-65, this one is right where you want it! Enjoy the inviting updates & tasteful colors inside & out. You will feel comfortable year round with CH&A, large fenced backyard and wonderful deck. Nice appliances (washer, dryer, refrigerator & stove) all to stay & 1 year RWS warranty as well. Don't wait, this one is move-in ready & won't last long.

RESIDENTIAL PROPERTY

UNDER \$145,000
THIS IS IT!

Look no further, this is the one you have been looking for. Generous room sizes, family room & flexible room to be used for formal dining or living room. Large back yard enjoys privacy fencing, nice living area on covered back porch to enjoy those warm summer evenings. Cathedral ceiling in master & massive master bath & closet, upstairs laundry (YES). Located in the desirable Mission area of Heartland Crossing. Schedule a showing today.



LAKEFRONT AT ITS BEST!

Best lots in Painted Hills. Fabulous view! 280 degree of the water view. There is also a dock on one of the lots! Bring your boat and let the family enjoy the summer! Three large lots with dock. This is on the skiing lake! Enjoy skiing, swimming, boating, fishing, tennis, basketball, pool & clubhouse. Broker Owned. Call Joyce for details.



OVER 2900 SF & 5 BEDROOMS!

Coupled with the large yard & living area, clean plenty of room for everyone to have space. Enjoy the massive stove fireplace all winter, quiet fenced back yard, all burner & plenty of room for cookouts with a wonderful patio space & grill. Large storage barn for extra storage and appliances stay. Don't wait to see this one, 5 bedrooms this large are hard to come by. Call an Advisor today!



AWESOME 10.40 ACRES WITH PRIVACY & SECLUSION! ONLY \$64,733

Seller has already had well put onto property and municipal water is on road. Bring your custom builder and design your dream home! Wooded 10x40 acres with a lot of possibilities on a private cul-de-sac and beautiful scenery. Location is perfect for an easy commute to Indy or Bloomington. Call Joyce for details.



PAINTED HILLS LOTS

That is ideal for a walkout basement on hillside. Call Joyce.

LOTS
of building lots,
ranging in price
from
\$7,000-\$69,733
Call for details.



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NEW LISTING

1500 FOX CROSS DR., MARTINSVILLE

Welcome to Fox Cliff south. Build your dream home in Martinsville's finest golf community. Beautiful homes surround this wooded lot in Foxcliff South Estate. Along with golfing, you would have access to the club house, tennis courts and pool. Great community to build in whether you are planning to raise a family or planning for retirement. Call Mary. \$18,000 BLC#21512088



7646 STATE HIGHWAY 43, SPENCER

Pasture Paradise. 45 acres of rolling grass with some woods. This property includes a 1965 Liberty mobile home that has been restored and has some updates. 48x36 pole barn with 2-12x50 quonset huts. Also includes a covered RV carport. Call Steve. \$230,000 BLC#21488271



1002 CANARY CREEK DR., FRANKLIN

Very nice 3 bedroom, 2 full bath ranch style home conveniently located to shopping, restaurants, medical facilities and school. Home has many updates, tile and laminate flooring, countertops, bathroom and built in island in the kitchen, 4 year old roof. Spacious living room with vaulted ceilings. Split floor plan with master suite/walk-in closet. Home sits on a large lot with a creek to the back of property, above ground pool and mini shed for storage. Large covered porch across rear of home. Call Steve. \$137,000 BLC#21501963



4941 N TEMPLIN RD., MARTINSVILLE

Looking for seclusion and privacy? Look no further. Very unique home situated on 7.99 acres. Master on main level. Two bedrooms upstairs with half bath. Seller heats with 2 wood stoves but has baseboard electric for back-up. Detached garage and mini-barn for storage. Also, "lean-to" building at top of drive for firewood storage. All windows (except large window in LR) have been replaced by BEE Windows in last 10 years including sunroom on lower level. Call Dorena. \$220,000 BLC#21503714



910 E TALL OAKS DR., MORGANTOWN

Move in ready, spacious, beautiful, light filled, 2 story, 4 BR, 2.5 BA, with full dry basement, lots of shelves for storage. Hardwood floors, custom woodwork, tile, open concept with large living spaces. Enjoy wildlife from the front or rear wood decks. Large garden area, chicken house, fire pit in the woods. Two car garage, stairway down to the dock at the lake, (swimming or fishing). This home has it all. Wood stove insert keeps the propane bill down. Call Steve. \$244,000. BLC#21504464



2415 S STATE ROAD 67, PARAGON

Nice, well maintained 3 bedroom, 2 bath home. Enjoy the back deck, plenty of room for family gatherings and cookouts. Call Lorie. \$85,000 BLC#21493862



559 S ... ST., MARTINSVILLE

Roomy home with 3 (possibly) 4 bedrooms, family room with fireplace, formal living room, three full baths. Three car attached garage for convenience, newer central air. Full fenced-in backyard for safety. This home is priced to reflect needed updates and cosmetics. GREAT LOCATION! K-12 schools within easy walking distance. Appt. only. Call Wayne Ready. \$130,000 BLC#21513420



FARM

8875 E WHITELAND RD., MARTINSVILLE

All brick ranch home sitting on almost 79 acres. Could be a 4 BR with minimal remodeling. Creek running on property along with 2 Artesian wells. Tillable land in front gives the home privacy. Acreage behind home is partially wooded and has many additional building sites if you desire to build your dream home. Call Mary. \$697,000 BLC#21457879



3333 S 500 E, FRANKLIN

This is a nice 90 acre farm with large 135x64 pole barn/living quarters. Horse stalls, storage area and indoor riding arena. Barn is wired for 220. 12 inch outer walls fully insulated, insulated shingle roof. Currently a horse farm, plus 50 acres of irrigated sod for commercial sale. Other portable building on property for horse shade. Storm cellar and more than 1 building site for your dream home. Property could self support with the sale of sod. Could be used for show livestock. Call Steve. \$750,000 BLC#21405417



4265-A N 125 RD W., WHITELAND

Property will have a long drive from 125 west to a large 12 ac area. Nice building site with approved septic. Will require well and variance for the driveway. Has 2 small buildings on the property for storage. Great neighborhood. Clark-Pleasant schools. Close to everything from food to entertainment, medical facilities and I-65. This can be your own mini farm. NO RESTRICTIONS. Call Steve. \$215,000 BLC#21495448



633 GREEN RIDGE DR., AVON

Custom built brick home in Ridgehill subd. New furnace and AC 2015, new roof in 2012, new windows and doors last year and all new carpet in 2014. Landscaped and fenced backyard w/ garden shed. Sliding glass door leads to covered back deck. Formal DR with eat-in kit. MBR has w/i closet and master BA with ceramic tile floor. All new stainless steel appliances stay with the home. Blinds and curtains are custom made will stay also. In today's market, this home won't be available long. Call your agent and see today. Call Darrell. \$179,900 BLC#21508088



960 S MARION, MARTINSVILLE

This home has been used for a daycare and is set up for that use now but could be converted into a duplex or a single family home. It is zoned commercial so could be used for a business or primary residence. Has two large rooms at both ends of the home for family room or great room. 25x16 & 17x42. There are 5 half baths with an office area along with a kitchen and appliances stay. 2 gas furnaces and central air. The possibilities are endless. Over 2500 sq ft to modify to fit your needs. Come see! Call Darrell. \$129,900 BLC#21491425



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4 Things to Keep in Mind While Securing Your Home Mortgage Loan

Maintaining a stable and consistent financial profile during any loan process shows a lender you're a good candidate. Lenders want to see these qualities in you while you're working on a home mortgage loan. So once your loan package is on its way to that lender, you'll want to keep some things in mind until after you're approved. These 4 things will help keep you in the running for the best interest rate.

- 1) **Avoid major purchases.** Major purchases with significant price tags will tip the scales against you. Getting that new house may inspire you to look for new appliances. Wait on that shopping trip. Don't celebrate with new jewelry or a vacation either. Let's take a look at a concrete example: Buying or leasing a car can dramatically impact your debt-to-income ratio. You can lose around \$30,000 in mortgage buying power simply by having a \$350 car payment. So even if you feel like there's room in your budget, hold off until after you're approved.
- 2) **Have proof of your down payment source.** Lenders love paper trails. You'll likely have to show proof of your liquid assets. The lender may ask for checking and savings account statements, a hard copy of your investments, and any other liquid assets. You may also have to show canceled checks or deposit records to meet certain conditions. Avoid moving money between accounts and make sure you can easily document your paper trail.
- 3) **Changing jobs.** Changing to increase income is a good thing. However, a work history with gaps and erratic movement sends up a red flag for lenders. A 2-year track record with consistent overtime and bonuses is definitely favorable. Keep in mind, when you change jobs you may not know whether the next employer will pay overtime. Some don't pay overtime, or may work it out differently than your current job. Another scenario is starting your own company. Becoming a start-up may have to wait until after your loan is approved.
- 4) **Keep paying your bills.** Continue to pay your bills on time. A dip in your credit score could drive your interest up.

Working through the loan process can be a daunting task. The home mortgage loan advisers here at AmeriFirst want to make it smoother for you. Let us know how we can help. You can get a *free consultation* with one of our team members by giving us a call anytime.



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Buying a Home

Monthly Payments: What can your family afford?

INTEREST RATE FOR A 30 YEAR FIXED RATE LOAN

MORTGAGE	2.5%	3.0%	3.5%	4.5%	5.5%	6.5%	7.5%	8.5%	9.5%
\$ 25,000.00	\$98.78	\$105.40	\$112.26	\$126.67	\$141.95	\$158.02	\$174.80	\$192.23	\$210.21
\$ 35,000.00	\$138.29	\$147.56	\$157.17	\$177.34	\$198.73	\$221.22	\$244.73	\$269.12	\$294.30
\$ 45,000.00	\$177.80	\$189.72	\$202.07	\$228.01	\$255.51	\$284.43	\$314.65	\$346.01	\$378.38
\$ 55,000.00	\$217.32	\$231.88	\$246.97	\$278.68	\$312.28	\$347.64	\$384.57	\$422.90	\$462.47
\$ 65,000.00	\$256.83	\$274.04	\$291.88	\$329.35	\$369.06	\$410.84	\$432.45	\$499.79	\$546.56
\$ 75,000.00	\$296.34	\$316.20	\$336.78	\$380.01	\$425.84	\$474.05	\$524.41	\$576.69	\$630.64
\$ 85,000.00	\$335.85	\$358.36	\$381.69	\$430.68	\$482.62	\$537.26	\$594.33	\$653.58	\$714.73
\$ 95,000.00	\$375.36	\$400.52	\$426.59	\$481.35	\$539.40	\$600.46	\$664.25	\$730.47	\$798.81
\$105,000.00	\$414.88	\$442.68	\$471.50	\$532.02	\$596.18	\$663.67	\$734.18	\$807.36	\$882.90
\$115,000.00	\$454.39	\$448.84	\$516.40	\$582.69	\$652.96	\$726.88	\$804.10	\$884.25	\$966.98
\$125,000.00	\$493.90	\$527.01	\$561.11	\$633.36	\$709.74	\$790.09	\$874.02	\$961.14	\$1,051.07
\$135,000.00	\$533.41	\$569.17	\$606.21	\$684.03	\$766.52	\$853.29	\$943.94	\$1,038.03	\$1,135.15
\$145,000.00	\$572.93	\$611.33	\$651.11	\$734.69	\$823.29	\$916.50	\$1,013.86	\$1,114.92	\$1,219.24
\$155,000.00	\$612.44	\$653.49	\$696.02	\$785.36	\$880.07	\$979.71	\$1,083.78	\$1,191.82	\$1,303.32
\$165,000.00	\$651.95	\$695.65	\$740.92	\$836.03	\$936.85	\$1,042.91	\$1,153.70	\$1,268.71	\$1,387.41
\$175,000.00	\$691.46	\$737.81	\$785.83	\$886.70	\$993.63	\$1,106.12	\$1,223.63	\$1,345.60	\$1,471.49
\$185,000.00	\$730.97	\$779.97	\$830.73	\$937.37	\$1,050.41	\$1,169.33	\$1,293.55	\$1,422.49	\$1,555.58
\$195,000.00	\$770.49	\$822.13	\$875.64	\$988.04	\$1,107.19	\$1,232.53	\$1,363.47	\$1,499.38	\$1,639.67
\$205,000.00	\$810.00	\$864.29	\$920.54	\$1,038.70	\$1,163.97	\$1,295.74	\$1,433.39	\$1,576.27	\$1,723.75
\$255,000.00	\$1,007.56	\$1,075.09	\$1,145.06	\$1,292.05	\$1,447.86	\$1,611.77	\$1,783.00	\$1,960.76	\$2,144.18
\$305,000.00	\$1,205.12	\$1,285.89	\$1,369.59	\$1,545.39	\$1,731.76	\$1,927.81	\$2,132.60	\$2,345.19	\$2,564.61
\$355,000.00	\$1,402.68	\$1,496.69	\$1,594.11	\$1,798.73	\$2,015.65	\$2,243.84	\$2,482.21	\$2,729.64	\$2,985.03
\$405,000.00	\$1,600.24	\$1,707.50	\$1,810.63	\$2,052.08	\$2,299.55	\$2,559.88	\$2,831.82	\$3,114.10	\$3,405.46
\$455,000.00	\$1,797.80	\$1,918.30	\$2,043.15	\$2,305.42	\$2,583.44	\$2,875.91	\$3,181.43	\$3,498.56	\$3,825.89



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Dawn Burget
979-3433



Justin Ray
697-1869



Jarren Hurt
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Lorie Burgett
317-529-9794



26 N CLAY ST.

Great location, just one block north and one block east of downtown Mooresville
• Nice corner lot is 81x79 • Within walking distance to high school • Newer replacement windows • Freshly painted throughout • New flooring • Attached garage is 504 sq ft (18x28) * Total electric home on IPL • Water is by Indiana American Water • Purchase of this home yields payment that will be cheaper than what it would rent for • **\$101,900 • Call Jerome Witte at 317-372-7236**
BLC#21513341



4500 FOREST LAKE ROAD

Unique home w/separate in-law studio style home. 4.28 acres of country setting w/woods & small pond. Enjoy relaxing on the wrap-around porch in a peaceful setting. Main home w/wood flooring except in main bath & laundry. Open living rm, dining & kitchen. Industrial center island w/swivel seats & tile backsplash in kit. Lg master suite w/claw soaking tub & walk-in shower. Attic is partially finished - can be 3rd BR or lg rec rm. 2 car att garage. Circular drive. Studio home w/laminate flooring except kit & bath. Living rm w/gas heat/frplc. **\$250,000. Call Karen Bain at 317-509-0983 or Lorie Burgett at 317-529-9794. BLC#21513716**



1150 APPLE VALLEY ROAD

Beautiful move-in ready 3 bedroom, 2 bath home in Center Grove School area. Features new carpet, fresh paint, covered porch, patio with fountain, private fenced backyard with mature trees. A great location near shopping, restaurants, groceries, health facilities, etc....hurry, this one won't last long. **\$169,900**
Call Jack Ray at 317-412-0513. BLC#21513359



6528 WOODWORTH COURT

From the gorgeous beveled glass front door and dynamic entry complete w/Italian tile flooring to the awe-inspiring pool and lush landscaping, this home is resplendent! The gourmet kitchen has Viking applcs, center island w/win refrigerator. Master suite has dbl-faced frplc for BR and bath, bamboo flooring. Klipsch surround sound throughout. Barrel ceiling, custom cabinets in great rm. Fire conversation pit, stunning water salt pool, extensive outdoor kitchen w/Wolf grill, gas frplc, irrigation system. Located in Franklin Twp. **\$739,900 Call Scott Fitzgerald at 317-513-6326. BLC# 21494740**



4676 HICKORY WOOD ROW

Custom Georgian home w/finished bsmt located in desirable Center Grove. Great rm w/beautiful frplc w/marble surround. Kitchen w/granite countertops, brkfst bar & center island cook top. Brkfst rm opens to great rm. Formal dining & office. Main level master w/shower, jetted tub, dual sinks & huge walk-in closet. 2nd BR w/bath, 3rd & 4th BR w/Jack-and-Jill bath. Upper lvl bonus rm. Bsmt has lg family area, wet bar, game area, sep exercise rm & full bath. **\$425,000 Call Karen Bain at 509-0983. BLC# 21490596**



6548 E WATSON ROAD

Custom home on 3 acres! 4 large bedrooms with split floor plan, 2 full and 2 half baths with over 4300 sq ft. Gorgeous kitchen with new stainless steel appliances 4 car attached garage and 2+ car detached garage with new roof and metal siding. No HOA! **\$399,900 Call Dawn Burget at 317-979-3433 or Angie Bridgewater at 765-346-2788. BLC#21503561**



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175 BRIDGEMOR LANE

ENERGY STAR ONE-OWNER HOME IN CONDO COMMUNITY WITH A PRIVATE PATIO AND VIEW OF STOCKED LAKE. MAINTENANCE FREE! Property features 2 spacious bedrooms, an open floor plan, cathedral ceilings, brkfst bar, formal dining rm and sun rm w/hrwd floors. Enjoy the clubhouse, pool, workout area and walking paths. CONVENIENT LOCATION too! **\$259,900 Call Dawn Burget at 317-979-3433 or Angie Bridgewater at 765-346-2788. BLC# 21505635**



20 MOORE STREET

Located just off the newly upgraded Indiana Street Boulevard * This was the Harris Bank building * Bank vault still intact * Floor plan is unchanged * Visible from State Road 67 * Great professional office space would be suitable for a medical facility, attorney office, accounting firm, jewelry store, surveying/engineering firm..... * Loads of parking area both front and rear * 1 acre more or less **\$395,000 Call Jerome Witte at 372-7236 BLC# 21447822**



101 BRIDGEMOR LANE

Lovely 2 BR, 2 bath condo w/awesome floor plan. Cathedral or vaulted ceilings in almost every rm. All applcs stay incl washer, dryer & water softener. Great rm w/gas log frpl open to a relaxing 4-seasons sun rm. Office plus storage rm off laundry rm. Master BR w/dbl sinks, walk-in closet & dbl shower. 2 car att gar. **\$209,900 Call Karen Bain 509-0983. BLC# 21458598**



4633 SHELBY CIRCLE

Fantastic Center Grove home in Johnson County featuring 4 bedrooms, 2 1/2 baths. The wonderful floor plan features large great room with fireplace, kitchen/breakfast room combo, laundry room and formal dining room on the main level. The upper level features 4 bedrooms and a loft. Large master suite with walk-in closets. Large unfinished basement with plumbing roughed in. Nice fenced lot with irrigation system. **\$279,000 Call Scott Fitzgerald at 317-513-6326. BLC# 21491627**



2220 LEGENDARY DRIVE

Unique home that will warm your heart * Log siding exterior over framed 2x6 walls * Dramatic cathedral ceiling with log rafters in GR, DR, loft and upper level BR * Beautiful stone frplc in GR - gas log frplc in family rm * Loft overlooks GR * Long range view from the 16'x12' screened patio off family rm, concrete patio off 3rd BR, 16'x12' screened patio off DR and wood deck off master BR * 40' long covered front porch overlooking wooded ravine * Located in the back of Legendary Hills (on 2 lots) where the road ends * Great access to SR 37/69 for ease of commuting * **\$234,900 * Call Jerome Witte at 317-372-7236 * BLC# 21510824 ***



7914 S STATE ROAD 267

Details and amenities abound in this home located on 5.47 acres with view of White Lick Creek and woods. Ranch home w/bonus rm & bath over garage. Open great rm, dining, kit & open access to sun rm. Sun rm w/wet bar, full view of pool & landscaping. Master suite w/dual sinks, jetted tub, frplc & glass block shower. Rec rm w/sep bath, focal frplc, Murphy bed & access to patio. **\$309,900 Call Rick Murphy at 317-600-8588 or Karen Bain at 317-509-0983. BLC# 21491928**



25 RAESTA DRIVE

Move in ready custom ranch home located in established neighborhood. Inviting entry open to great rm w/cathedral ceiling, formal dining w/tray ceiling. Updated kitchen w/hrwd floors, hickory raised panel cabinets and granite counter tops. SS applcs and laundry applcs stay. Enjoy peace and quiet in sun rm w/cathedral ceiling just off kitchen/brkfst rm. Master suite w/dual sinks, tiled shower and walk-in closet. 2 car garage w/epoxy floor and full bath w/shower. 20x15 barn w/garage door. 16x12 wood deck just off sun rm. **\$258,500 Call Karen Bain at 317-509-0983 or Lorie Burgett at 317.529-9794. BLC # 21509808**

0 LOCUST LAKE W DRIVE

Totally wooded lot with nice mature trees located in Spencer
 • Water frontage on this private lake which is actively managed for good fishing
 • A place to build your weekend getaway or live here full time and enjoy the privacy - no drive-thru traffic as this drive dead ends just past this lot
 • Septic system for a 1 bedroom home is already in
 • There is a boat launch area at the dam and there is a hp limit
 • Floating dock is allowed subject to approval from the Locust Lake Board • **\$17,900**
 • **Call Jerome Witte at 317-372-7236**
 • **BLC # 21501387**



317-831-4921

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**13969 N State Road 67
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147 BRIDGEMORE LANE

Move in and enjoy the carefree living! Condo is tucked back in and has patio view of current field. Open great rm & dining w/cathedral ceiling & view of centered frplc. Kit w/brkfst bar, small table space & all kit applcs stay. Master on main or utilize upper lvl for addn'l master or great rec rm. Both w/full baths. Lots of storage too. Home warranty for buyers extra peace of mind. Enjoy pool, exercise, clubhouse & activities. **\$209,900 Call Karen Bain at 317-509-0983. BLC#21502628**



4890 E CLEARVIEW DRIVE

* 0.28 acre lot in Country View Estates * One of the last 4 lots on Clearview on the north side of the Drive * Lot is open in the front and wooded in back * Open subdivision - not restricted to any builders * Location makes for a short commute to Indy or the airport * **\$25,900 Call Jerome Witte at 372-7236 BLC# 21455493**

4901 E CLEARVIEW DRIVE

* Great sunshine lot in Country View Estates * Open subdivision - not restricted to any builders, choose your own or sub-contract out yourself and save some money * Convenient to town plus an easy commute to Indy or the airport * **\$25,900 Call Jerome Witte at 372-7236. BLC# 21512024**



6285 BEREAN ROAD

Often sought but seldom found - 3 acres with woods, possible building site and no covenants and restrictions. Per seller, the property has access to city water. Power pole on site. Previous owner leveled home and garage and all that is left are the foundations. **\$32,900. Call Karen Bain at 509-0983 or Rick Murphy at 600-8588. BLC#21472215**



46 W MAIN ST.

Zoned B-2 per the town *3,000 square foot building currently being used as a motorcycle repair shop * Building is basically open so the interior can be partitioned off as needed by the new owner * Lots of parking in this area of downtown * Large lot is 91x157 with frontages on West Main Street plus there is alley access in the rear. **\$119,000 Call Jerome Witt at 372-7236. BLC#21479966**



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NEW PRICE

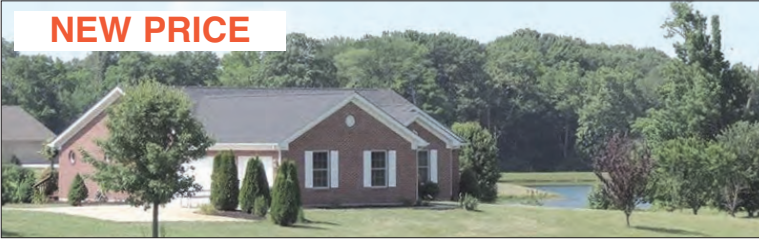


8027 S 600 W., EDINBURGH

This is country living at its finest. A horse lovers or cattle lovers dream. Just under 40 acres of the most beautiful slightly rolling pasture land you will ever find, with a patch of shade trees thrown in the middle adding to the charm and brilliance. Large rustic home with a finished walk-out basement, plus 3 outbuildings, 2 of which are completely finished inside and ready to utilize. Convenient location for commute to almost anywhere. Beautiful kitchen area with built-in cabinets. **\$409,900**
MLS#21504792



NEW PRICE



5943 W STATE ROAD 135, TRAFALGAR - LAKEFRONT PROPERTY

So much to enjoy here. 6.78 acres with largest amount of lake frontage. If you like to fish or just enjoy the view, this place is exceptional. Open spaces all your own where current owner utilized his own driving range to practice his golf swing. Lots of recent updates including new roof last year, granite counter tops, water heater and carpeting in past 3 years. Oversized 3 car garage for your stuff. Nice rear deck to enjoy the scenery. Large master bedroom with walk-in closet. **\$295,900** MLS#21491480



WOODFIELD DR., FRANKLIN

You will have to see this one to truly appreciate. From the moment you turn onto your concrete driveway, you realize this one is unique. Open concept with great flow, one of a kind concrete top bar separates the large living room from a beautiful open kitchen, lined with cherry cabinets, accented by a ceramic tile floor. Large master bedroom, with a walk-in closet, master bath with jet tub to relax. Speaking of relaxing, enjoy your rear deck in your fully privacy fenced backyard. On the other end of the house, you have 2 more bedrooms, each with large walk-in closets and a full bath too. So much to enjoy here, plus a convenient location. **\$132,900**
MLS#21512762



19 W ELM ST., MORGANTOWN

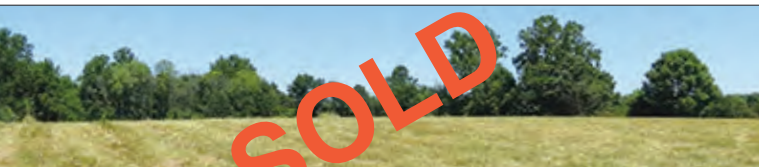
Step back in time when homes were built to last forever. This spacious home has 4 bedrooms, 2 baths and includes recent updates to the kitchen and baths. Enjoy the large backyard where you can harvest your own strawberries for free. Corner lot with space around you so you do not feel boxed in. Bedroom on main level, plus 3 more upstairs. Hardwood flooring under carpeting. Beautiful old fireplace in living room, which could be converted and put into use. So many options here. **\$119,900**
MLS#21500308



180 PARK ST., MORGANTOWN

This one has lots of original character and charm. Built in 1895, this one has all hardwood floors, great woodwork, very nice covered screened in front porch and high ceilings to add to the open feel. Fully fenced rear yard for privacy and enjoy gatherings. Large corner lot with attached covered carport for easy accessibility. **\$89,900**
MLS#21495547

VACANT LAND



3581 JAMS RANCH RD, MARTINSVILLE

If you are looking for a peaceful country setting to build your dream home, but want also the convenience in location for commute, then this is the place for you. Located at the very end of a long access roadway, you have no traffic worries here. Several nice areas to pick from on this lot to build your home. Great area for horses too. Small creek borders north side. **\$59,500** MLS#21505215

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Nicole Williams
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on RTV6 TV Showcase
at 11:30 am.”**



\$153,000

CHARMING ALL BRICK HOME IN SHIREMAN ESTATES. Laundry rm w/plenty of cabinets and pull out shelves. Beautiful 1/2 acre lot. Back yard is fenced, private, and the log home playhouse stays. Awesome large sunroom completes this great home. **Kelly Hixson 765-342-8770 or 317-289-0306. BLC#21511932**



\$44,499

WRITER'S STUDIO...perfect spot for a writer or artist. There is a nice sized living room with dining area with room for bookcases, easels, or even a piano. The bedroom is large enough for a bed & desk. You'll love the delightful dining patio, and fully fenced back yard. The garage can be converted to a separate studio or guest suite. Amazingly affordable. **Brandon Warfield 765-342-8770 or 317-626-7174. BLC#21512306**



\$280,000

IF YOU ARE LOOKING FOR PRIVACY, PEACE & QUIET; look no further. Home sits on 15acs w/woods, pond, & nature. Open concept w/GR, gleaming hardwood fir & Brown Co stone frplc. MBR has walk-in closet, MBA, & sitting rm. Kt w/all appls, pantry, hickory cabs. 1-c att gar & 4-5 car det gar w/sep rm w/storage. **Wendy McKelfresh Jensen 765-342-8770 or 765-346-1463. BLC#21513171**



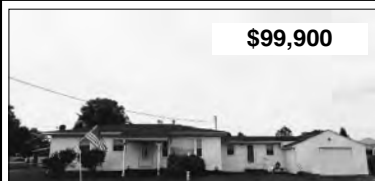
\$144,900

MANY UPDATES WITH THIS 3BR, 2.5BA, 2 STORY HOME. Updts include: front & back doors, storm doors, insulated garage doors w/new openers, re-built wood deck, new AG pool w/equipment, fiberglass shower surround hall BA, MBR vanity, sink & new tile in shower, new roof, vinyl siding, gutters, freshly painted main lvl interior, all new windows. All appls stay. Total electric. 2-c att gar. **Brandon Warfield 765-342-8770 or 317-626-7174. BLC#21513398**



\$100,000

COMMUTER'S DREAM & LESS THAN RENT. Quiet charm of small town living, on corner lot w/soaring clgs & spac rooms are just part of what this 3BR, 2BA home has to offer. Enjoy your morning coffee or afternoon tea on the covered wrap around porch. Lg updt'd Kt w/center island & hanging pot rack is open to the brkfst/dining area which makes it ideal for lg gatherings & entertaining. Spac formal LR & sep FR w/a place to install wood burning stove. Possible no \$\$ down w/USDA or low down w/FHA. **Lori Richardson 765-342-8770 or 765-346-1122. BLC#21513447**



\$99,900

ON THE EDGE OF TOWN, this 3BR, 1BA, with attached garage, 2 storage sheds, covered back deck, all on slightly less than half an acre has the price you've been waiting for. New 95% efficient furnace, air conditioner, windows and doors. **Stephanie Piercefield 765-342-8770 or 765-346-1020. BLC#21513596**



\$185,000

GREAT INVESTMENT PROPERTY. Recently used as a medical facility, 5,500 sqft of office space. Bsmt for storage. Upstairs is administrative office and kitchen. Over 19 rooms with bathrooms and reception area. **Shanda Evans 765-342-8770 or 317-205-7166. BLC#21424779**



\$79,999

GREAT INVESTMENT OPPORTUNITY FOR INVESTOR OR OWNER OCCUPANT in this 2 unit duplex that was completely renovated in 2015. Unit 1 has 2BR, 1BA; Unit 2 has 1BR, 1BA. Both are currently occupied. Property is in a great area & has remained leased since ownership. Tenants pay all utilities except water. **Shannon Hicks 765-342-8770 or 317-501-4316. BLC#21477746**



\$25,000

Home on cove of Princes Lake. Mainly a studio home with kitchen and bath. Total rehab. Can be made into a cute summer home. **Pat Terrell 765-342-8770 or 317-694-3188. BLC#21486957**



\$239,900

COUNTRY AT ITS BEST! Over 9acs w/spac brk rm ready for your family. 3BR, 2BA w/beautiful hwdwd flrs under carpet, brkfst bar & full bsmt w/pool table. Gather in all season sunroom that includes frplc & blt-in grill. Lg fncd bkdyd w/shed, 2-c att & 2-c det, & 1-c drive thru gars, 2 paved driveways for easy access. **Sarah Hamilton 765-342-8770 or 317-847-3343. BLC#21487653**



NEW PRICE \$159,900

WELL CARED FOR CAPE COD with nice, big Kt and separate dining room. Formal living room, big fenced yard with deck and shade trees. Mini barn, easy commute, no maintenance exterior, very nice home. **Darlene Robinson 765-342-8770 or 317-408-2566. BLC#21503473**



\$250,000

DENTIST OFFICE WITH 3 EXAM ROOMS POSSIBLE FOUR. Could be used as a spa, for counseling, therapy, an attorney office or any professional office. **Shanda Evans 765-342-8770 or 317-205-7166. BLC#21504196**



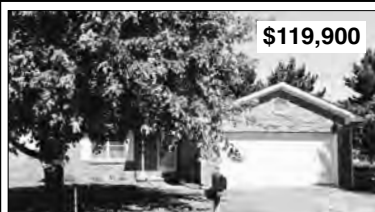
NEW PRICE \$114,900

TWO STORY 4-PLEX. All apartments have 1BR, 1BA, eat-in Kt and large LR. All units have stove, refrigerator, window air conditioner, radiators boiler system, shower/tub combo in BA, and ceiling fans. Extra parking in rear. **Beverly Weber Jonathan Farren 765-342-8770, 765-346-9954 or 765-346-9757. BLC#21504851**



\$189,000

WANT THAT COUNTRY FEEL; come see this home w/3BR, 2 full BA that are updated, nice eat-in kitchen, hardwood floors, large work out room, 1-c detached garage and a second building for work shop or storage with large door, & fenced yard. **Pat Terrell 765-342-8770 or 317-694-3188. BLC#21504866**



\$119,900

MINUTES FROM SHOPPING & SCHOOLS, this home offers vaulted clgs w/open concept, lg MBR, deck, 2-c gar, & tons of storage. Mature pine trees provide privacy & charm. New roof & siding in 2015. **Terisa Messmer 765-342-8770 or 765-341-8911. BLC#21505078**



\$59,000

CUTE 2BR, 1BA HOME. This home has been updated about 2 years ago. Has a fenced yard and a 2-c attached garage. **Pat Terrell 765-342-8770 or 317-694-3188. BLC#21505593**

**317-831-9407 or
765-342-8770**



**400 St. Rd. 37 North
Martinsville, Indiana 46151**



NEW PRICE
LOCATION, LOCATION, LOCATION W/4 ACRES, brick ranch, less than a mile from Martinsville, no restrictions. Small creek, lots of flat acres for garden or additional pole barn. 2+ car detached gar w/workshop 960 sqft w/wood stove & sep electrical. Mini barn w/loft. Property comes w/home warranty. Call Wendy McKelfresh Jensen 765-346-1463

LAND
1.347 acs \$45,900
St John Commons Lakefront
1.9 ac \$10,000 – Cramer Place
.6 acres \$10,000 – Bailliere
Legendary Hills - .5 acres - \$19,900
1.33 acs \$5,000 – Foxcliff N - SOLD
Call Wendy McKelfresh Jensen
765-346-1463



ONLY TWO LOTS REMAIN IN THIS BEAUTIFUL COUNTRYSIDE ADDITION east of SR 37 in Green Twp. Choose from 5acs to 11.5acs. All lots front on Musgrave Rd and include soil reports and suggested septic sites. Rural water available. Some building restrictions. **Suzy Hardwick 317-694-0726. BLC #21476156 or 21476169**



\$18,000
VACANT LOT SHIREMAN ESTATES, in town of Martinsville. No HOA. City sewer and water, high-speed internet and natural gas available. Wide open lot with northern exposure, overlooking fish ponds. Martinsville is about to become a destination city for fun and entertainment! Be there! Drive this short loop off the main drag and check it out! 90 Massey Rd. **Suzy Hardwick 317-694-0726. BLC#21464002**



\$175,000
8.38ACS IN SWEET OWEN CO. 3BR, 2BA, seller designed & bilt this unique house. Open concept, EIK, pantry, laundry rm off Kt, storage rm off laundry rm. All BRs have walk-in closets. DR is raised. LR has raised ceiling. Hm is secluded & quiet. Anderson windows & new roof. Wrap-around, covered, front porch. Nice front yard surrounded by trees. It's a must see. **Beverly Weber/Jonathan Farren 765-342-8770, 765-346-9954 or 765-346-9757. BLC#21493969**



\$7,500
BEAUTIFUL .33 ACRE LOT with some large trees and close to the water. **Pat Terrell 765-342-8770 or 317-694-3188. BLC#21511843**



\$139,900
INVESTORS - 4PLEX RENTAL IN MOORESVILLE. 2 1BR units, 2 studio w/kitchen units. All units are rented and want to stay. Home has been converted into 4 units. **Pat Terrell 765-342-8770 or 317-694-3188. BLC#21497235**



\$114,499
LOCK THE DOORS & TRAVEL THE WORLD knowing the maintenance will be taken care of when you live in Lakeview Condominiums. Lovely 3BR, 2FBA, condo & you'll love the beautiful views on the back deck, vaulted cigs, extra storage and a 1-car gar. **Brandon Warfield 765-342-8770 or 317-626-7174. BLC#21476908**



\$76,250
2BR, 1BA, BUNGALOW, 2-c detached gar with room for workshop or man cave. Nice size living room, eat-in Kt, laundry room, covered front porch. Small patio in back and a partial fence on side. **Beverly Weber/Jonathan Farren 765-342-8770, 765-346-9954, 765-346-9757. BLC#21515018**



\$279,000
A HORSE AND PONY SHOW. 5ac, 2BR, 2BA, log home w/walk-out basement, 2 stall horse barn and workshop barn. Close to shopping in either direction. Have morning coffee on back deck or on porch swing in front – your choice. **Julie Carr 765-342-8770 or 317-833-4616 BLC#21466001**



NEW PRICE **\$315,000**
GORGEOUS TWO-STORY BRICK HOME ON BEAUTIFUL HALF ACRE LOT. Fully fenced back yard w/4' ornamental steel fence & deck perfect for entertaining. Updtd Kt, poplar 6 panel doors, cherry cabs, central vac system, master on main, formal DR, office & bonus rm are waiting for you! **Debb Cramer 317-996-2400 or 317-443-1147. BLC#21512133**



\$155,000
IMAGINE COMING HOME FROM WORK & RELAXING AS YOU FISH IN YOUR OWN PRIVATE POND! Enjoying the fresh air & peace that only the country can provide. 1.25ac w/spac 2BR, 2BA bungalow, perfect deck & yard. Plenty of room to build a pole barn. **Debb Cramer 317-996-2400 or 317-443-1147. BLC#21506366**



\$549,900
NESTLED AMONG THE TREES OFF QUIET LANE, pass thru your private gate & find this gorgeous craftsman ranch that echoes charm of long ago and welcomes you to a life where city noise and stress are just vague memories! 4BR, 3.5BA, open GR/Kt w/hickory cabs & Corian countertops. MBR suite includes private, screened deck. 6+ c gar w/workshop. 7+acs of woods, pond w/dock, & gazebo. **Debb Cramer 317-996-2340 or 317-443-1147. BLC#21486305**



\$199,900
BRING THE BOYS, TOYS AND NOISE! There's plenty of room to spread out in this charming 5BR, 2BA, farm home w/an office, lg LR, DR & updtd country Kt complete w/breakfast bar. Original hardwoods have been refinished. You'll enjoy relaxing on your big covered front porch or back deck. Fenced area w/little barn for your small animals. Outdoor wood furnace included. **Amanda LaVullis 317-831-2599 or 317-502-6173. BLC#21513284**



NEW PRICE **\$429,000**
WONDERFUL 44 ACRES OF AGRICULTURAL LAND ready for future homesite subdivision or private estate home. Water, electric and telephone available. 35 acres tillable and rest wooded with variety of trees. 120 ft of road frontage on Hadley Rd. **Amanda LaVullis 317-831-2599 or 317-502-6173. BLC#21377255**



\$539,900
IMMACULATE HOME w/stained oak trim, 6-panel doors, crown molding, & hwdwd entry. Lg EIK complete w/center island, granite countertops & all appls. MBR suite with dual sinks & closets, 2-person whirlpool tub & sep shower, 2 water heaters. Relax on covered front porch overlooking stocked pond. 8,000 sqft outbldg w/bath. **Amanda LaVullis 317-831-2599 or 317-502-6173. BLC#21450801**

kw

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2352 STATE ROAD 67, PARAGON, IN
GREAT INCOME POTENTIAL!

Seven apartments and restaurant building. All but one apartment is leased. Apartments are on 6 month leases and restaurant on 12 month, up in March. Can divide but will be resurveyed due to parking rules. **\$225,000**



2408 EAST STAFFORD PLACE, MARTINSVILLE

Beautiful, winding, tree lined drive up to this over 3000 square ft full brick ranch. Living and dining rooms have pegged hardwood floors, Huge eat in kitchen with wood stove, Family room with fireplace, Sunroom accessible from Kitchen and family room, 2 master suites, Basement is one room with fireplace. One of the master bedrooms has a lovely view of the creek below and parquet floor under carpet. Many updates have been done including newer roof and windows but it still needs a few finishing touches. Potential galore! Very private, great setting! Neighborhood park across the street. 4th bedroom does not have closet. **\$234,900**



5324 E MAHALASVILLE RD. 66.9 ACRES!

Beautiful 66.9 acres with 1 1/2 acre lake! Approximately 30 acres tillable which has been share cropped for extra income. Great place to build your dream home! Lots of woods also. Old home on property hasn't been lived in for years. Condition of septic and well unknown. **\$339,900 BLC#21442842**



3387 BURNS BOULEVARD

Brand new!! Still under construction. Can help with color selections if you hurry! Three bedroom, 2 bath brick front ranch with brick up 8ft on sides and back. Open and airy great room with vaulted ceiling, fireplace and hardwood floors! White custom trim and 2 panel doors. Kitchen with granite counters, breakfast room and breakfast bar. Split bedroom floor plan. Master with tray ceiling and large bath with walk-in closets and whirlpool tub. Covered porches in front and back. Two car garage. **\$225,000 BLC#21442851**



1410 WIGWAM LANE.,
MARTINSVILLE

Beautiful spacious 2 story on large corner lot. Open concept with large great room, kitchen with center island, dining room and sunroom. Huge master bedroom with ensuite, 2 additional bedrooms, loft area, laundry and half bath on upper level. Patio off sunroom, nice landscaping, privacy fenced area and large side yard with room for kids to play. Great neighborhood. Lots of house for the money. **\$152,500**



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Morgan County Homes

October 6, 2017
Issue

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