

Mini Horse Farm for Sale REDUCED TO \$ 159,000 Was \$ 169,000

7.59 acres 3 bedroom ranch/1.5 baths Full basement

Lots of updates!

**7 stall barn w/2 outbuildings, 3 run-in sheds, silo, pump house,
pastures, creek running through the property**

Shown by appointment only

Contact: Joe Shahadey (812) 230-0825 or Deborah (812) 230-0697

See pictures at www.firstlovetfarms.com (click on Farm for Sale)



- Type: Single family
- Address: 10032 US Hwy 150, West Terre Haute, IN 47885
- County: Vigo
- Township: Fayette
- Parcel # 1010112251002; 1010112251003; 1010112251004
- Year Built: 1960
- Elementary School: Fayette
- Middle & High School: West Vigo
- 1 story
- Brick exterior
- Shingle roof
- Exterior amenities: Rock large circle driveway; Barn; outbuildings; paved street
- Porch: stoop; Patio: concrete in rear
- Landscaping: Fencing— horse safe non-climb fencing; electric fencing; vinyl fencing
- Interior amenities: carpet; hardwood floors; laminate floors; ceiling fan; garage door opener
- Fireplaces: 2
- Cooling: Wall/window unit
- Windows: Single pane
- Appliances: Dishwasher, trash compactor; electric range/built in oven; deep freezer; refrigerator; water softener, dehumidifier in basement
- Heating: Natural Gas; gravity; Electric in ceiling (if desired)
- Basement/Foundation: Full
- Water Heater: Electric
- Water Supply: City hook up available at street; private wells
- Sewer: septic
- Gas: Natural gas (Vectren)
- Laundry: Main or basement level hookups
- Lot Description: Irregular, cleared lot
- Flood Plain: Out of flood
- Possession: Negotiable
- Showing Instructions: By appointment only
- Style: Ranch
- Dining Area: Living/Dining Combo or Eat-in Kitchen
- Garage Type: Attached 1 car
- Living Room Size: 18'1" x 11'1"
- Kitchen Size: 19'1" x 9'11"
- Master Bedroom Size: 12'9" x 10'1"
- Bedroom 2 Size: 10'1" x 10'5"
- Bedroom 3 Size: 10'2" x 13'5"
- Est square feet: 1502
- The house has a well (we have never run out of water). However, if you would rather have city water, the hookup is available at the street. It has natural gas heat. There used to be a modular home here as well (in the pasture area just off the driveway) so there is still a foundation there and a separate septic (2001) and a separate electric transformer if someone wanted to put a modular there (or even build another house). However, it is not in the way at all in the pasture. There are also 4 additional wells on the property that are not currently used
- Directions: North on Hwy 150 past New Goshen. House is 1 mile North of New Goshen fire house on the left.
- **House is very conveniently located:
15 minutes from Paris, IL;
10 minutes from Clinton, IN;
10 minutes from downtown Terre Haute;
20 minutes to Honey Creek Mall.**

Live the country life but close to everything!