



Address	<b>C2375 County Rd P</b>			Rooms		Bedrooms	<b>5</b>	Baths	<b>1</b>
Municipality	Town of Cleveland/Edgar			School	Edgar				
Directions	Hwy 97 to County P – West to property								
Lot Desc	5.91 Acres MOL	Loc	Zone	Tx Key #	Abstract	TitleIns.			
ROOM	SIZE	2nd	LL	FEATURES			CONSTRUCTION		
Living Rm	12 x 17			Curb/Gutter		Stories	Two Stories		
Dinette Area	9 x 11			City Water		Est. Size			
Kitchen	11 x 14			Gas		Est. Sq. Ft	1378(M)+468(U)=1846*		
Bath	5 x 6			Sewer		Est. Age	1906*		
Bath				Septic	Drain Field	Siding	Vinyl		
Bedroom	9 x 10			Well	X	Roof	Composition Shingle		
Bedroom	10 x 11			Drapes		Walls			
Bedroom	10 x 11			Range/Oven		Trim			
Bedroom	8 x 12	X		Hood / Fan		Floors			
Bedroom	8 x 12	X		Disposal		Fireplace			
Family Rm	12 x 29			Refrigerator		Basement	Partial – Slab		
Hobby Rm				Dishwasher		Water Htr	Electric		
Utility Rm				Air		Heat/Fuel	Space, FA & WB		
Garage	30 x 60 Shed			H2o Softnr			Furnace/LP, Wood, Oil		

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker: Information contained herein must be verified by buyer

**OPPORTUNITY AWAITS**, great curb appeal, 5.91 acres w/pond, newer vinyl siding & updated windows 5 bdrm/1 bth, needs some updating & remodel to your satisfaction. 30x60 metal shed, 2 old barns of no value, being SOLD “AS IS” buyer to pay for any septic system updating. Home is heated by a LP space heater & wood or oil heat in basement. \*Per Assessor

Assessed	Year	Land	Improvement	Total				
Occupied By	Vacant	Owner	Est Heat	Taxes	\$1918.33(11)			
Possession	Closing	Lockbox	Yes	Sign	Yes	File #	2.4	
Office	<b>RE/MAX Am. Dream</b>	Phone	715-384-4423	Agent	<b>Gerald Gorbet</b>		Phone	<b>715-819-0859</b>
Price	<b>\$105,000</b>			MLS#	1200243	ATR#		



**RE/MAX American Dream**  
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**Gerald Gorbet**  
**Realtor**  
**715-819-0859**

