

April 2013
Issue

Free

Sullivan County Homes



*Watch for the
next issue on
Friday
May 3, 2013*

NEW FEATURE!
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NEW LISTING - CARLISLE - \$82,900



OVER 1700 SQ FT in this 4 bedroom, 1 bath home southwest of Carlisle on 1.3 acres of yard just waiting for you and your family to move in. Large LR, DR with frpl, eat-in kitchen and master BR. New siding, roof, windows, and insulation installed within the last 1.5 years. Oil furnace and CA are approx 4-6 years old. Well water has NEVER run dry while owned by Sellers. #68923

NEW LISTING - SULLIVAN - \$59,900



THREE BEDROOM, 1 1/2 BATH just waiting for you to move in. Large LR, dining room, kitchen with knotty pine cabinets, range, refrigerator, and dishwasher. new roof on house and garage was installed in 2008. Also, 92+ efficient gas furnace and water heater, and new carpeting in 2008. There is a detached 2 car garage and full basement included. This house won't last long. #68969

\$274,500



AN EXCEPTIONAL 3 BEDROOM CAPE COD HOME with two and a half baths. The home features a great front porch and a deck in back plus a 2 car attached garage. The property has 20 acres of scenic country land that is mostly tillable. #66504

SULLIVAN \$145,500



QUALITY 1942 SQ FT BRICK RANCH HOME with (3) bedrooms, 2 1/2 baths and a brick fireplace with a woodburning insert. Home has a (2) car att'd and (2) car det'd garage plus a cov front porch, and a 575 SF wood deck and a circular concrete patio. This 1-1/2 acre country parcel (add'l 3-1/2 AC. available with outbuildings) is well located with a nice woods and crystal clear stream #63771

SULLIVAN \$32,900



ONE AND 1/2 STORY HOME WITH LARGE DINING ROOM. 1.5 baths and a 1 car detached garage. Call for an appointment. WRA

NEW LISTING- SULLIVAN \$21,900



THE LARGE 4 CAR GARAGE was converted to a restaurant a few years ago. The roof, furnace, water heater, and appliances were replaced about 4-5 years ago. Tables and chairs, appliances, dishes, etc. were included. Also a small garage was converted to a BAKERY. It comes with booties, appliances, etc to help get ready for opening, or rent out for extra income. SHOW ANYTIME. Call for showing. #68305

COMMERCIAL LISTING - SULLIVAN \$174,900



THIS PROPERTY, FORMERLY USED AS THE HEADQUARTERS FOR A DBE TRUCKING AND GATEWOOD TRUCKING IS READY FOR A FUNCTIONING BUSINESS. The office area has a reception area, as well as 2 executive offices. The shop area, with 14' ceilings, was set up to work on big trucks, but also has parts storage, tool room, machine shop, and it's own office. There is an open shed in the back for parking and equipment storage, and another detached heated shop building. The entire property is fenced except for parking lot along the West side of the building. #65406

SULLIVAN \$7,900



LARGE SHADED 62X161 residential lot in Sullivan at 730 N. Main Street. Priced to sell. MLS#67314

MEROM \$19,500



TWO BEDROOM HOUSE with dining room and a 2 car detached garage in the quaint small town of Merom. Great price for a starter home. #65859

SHELburn \$21,900



TWO BEDROOM, TWO BATH HOME in the process of being remodeled. 1 car att gar and det pole building with gar door for extra storage. Open concept Kit, DR, and LR. Baths are in process of being remodeled with new tub fixtures, etc. Some recessed lighting. Newer roof. Lots of stor. Walk-in closets. Finish the home to make it the house of your dreams. Selling house "AS IS" SQ FT taken from Assessors sheet. #68073

NEW LISTING - LAKESIDE EAST

SEVERAL BUILDING LOTS AVAILABLE Some including lake access. Ranging in price from \$15,500 to \$23,000

SOUTHERN VIGO COUNTY \$70,000

Build your own home on this secluded 20 acre m/l building site with wildlife and timber value. Convenient access to Sullivan and Southern Vigo Counties.

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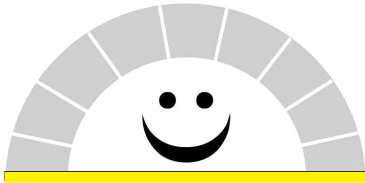
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Robin Sherman
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Realtor®
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\$12,100

VERY NICE AND CLEAN LOT
about 2 blocks south of Hwy 48. Old home on property needs torn down. Seller says bring offer. All utilities are at property. Great place to build a home, duplex, storage unit, or place a mobile home. Property has been corner surveyed. West side of Hymera. #67985



\$71,900

THREE BEDROOM, TWO & ONE HALF BATHS; deck; covered porch; finished walk-out basement; detached carport; 2 gas log fireplaces; recreational room; den; storage room; new roof 2011; new C/A 2012; corner lot; approx 1.32 acres; approx 2464 SF; Home Warranty. Coalmont/68172



Happy Easter!



\$120,000

PRIME OPPORTUNITY FOR A DOWNTOWN LOCATION.
Approx 15,000 SF and 3 floors. There are tenants in place on 1st and 3rd floor, and apartment on part of 2nd floor. Lots of possibilities with the vacant space on 2nd floor. Plus there is store front property that has been a beauty salon and pizza parlor in the past. For more information contact Bobbi. #68297

LAND!!

1.30A CORNER LOT, \$6,000/Coalmont #68268;
adjoining home and 1.30 Acres also available.

**“Call us about details
for a FREE Home Warranty
when you list with us.”**



Serving You With a “Ray of Sunshine”





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THE TEAM TO "GET THE JOB DONE"



NEW LISTING!



closets, large loft upstairs bedroom with large closet, bathroom with clay foot tub and separate shower, hardwood floor under living room carpet, extra large 32x24 heated garage, 12x24 patio, covered porch has a swing. Bloomfield brick patio, partial wooded acreage and much more. **Call Michelle to see...8948**

COME SEE THIS 3 BR, 2 1/2 car garage on 2.42 acres... Master bedroom with 2 large



PENDING!

GREAT IN KITCHEN.... Newer appliances, island, built in deck, large pantry, three bedrooms, two bath, 30x60 concrete floor pole barn with electric and water. **Don't miss the opportunity to buy this lovely home just 4 miles west of town. #68924**



NEW LISTING!



HIDDEN AMONGST THE TREES

who will find this 3 Bedroom, 2 Bath Cape Cod.... large kitchen dining area, loads of cabinets, family room with fireplace, deck that is ready to add a pool, two car attached garage plus a detached two car with an apartment above...great for those that want to live out a bit...**Call Becky or Butch for your appointment to see. Day of Closing Occupancy. HIN**



RURAL LIVING AT ITS BEST in this three bedroom, two and one half bath. Free gas for heating with back up furnace and central air. Over 2,400 sq ft of living space. Large eat in kitchen. Nice shelves in closets. Open concept. 4.30 acres with stocked pond. Attached garage. Call now to see....**#68948**



SWEET COTTAGE

With two bedrooms, nice lot, appliances including washer/dryer, central heat and air, eat in kitchen and detached garage. **Call today.... #68778**



TURN OF THE CENTURY

brick Greek Revival two story...over 5,000 sq. ft of space...zoned GB...plenty of parking...attached garage...would make a nice bed and breakfast, personal residence...Call Becky or Butch today to see.... **211 S Main Street. #68863**



PENDING!

COZY HOME ON TWO CORNER LOTS

two bedrooms, large eat in kitchen with range and refrigerator, new carpet, large utility room includes washer and dryer, oversized detached garage with openers. Call Becky or Butch to see. **68217**



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THE TEAM TO "GET THE JOB DONE"



SPACIOUS RANCH HOME ON 1.47 ACRES....
 Three Bedrooms, two baths, den and nice kitchen with breakfast nook and dining room. Breezeway attached to garage...Call today to view and see if this one works for you....**68604**



SULLIVAN.....TWO BEDROOM, ONE BATH
 cottage on large lot...Perfect starter home.....
 Call Danielle....**68551**



BRING IN THE WOOD
 and heat this bungalow with 3 bedrooms, large kitchen and dining room. Detached garage. Blacktop road. View of Sullivan Park and lake. Call us today. **68248**



WOODED AND LAKE FRONT
 Over three acres, drive has base, turn on Buck Road off Cass Road. Last drive to the left. Ground slopes down to the lake. Easy access. Must see. Call Becky or Butch. **68275**



SHORT SALE AVAILABLE
 on this 2 bedroom home in Sullivan...large kitchen...nice corner lot! Call Clay for more information. **boc**



NEW HOME
 on E.Washington...spacious open concept! Three bedrooms, two baths on corner lot...Ready to move into...covered porch and fully appliances. **SELLER WILL LOOK AT OFFERS! 66645**



2ND REDUCTION CALL NOW!



GREAT BUSINESS OPPORTUNITY...
 2-3 bedroom home, 1 bath and large 3 car garage...10 acres set up for mobile homes or RVs... 6 mobile homes included in sale...Call Danielle for more information or to view!! **#THA**



\$31,500 FOR THIS NEWLY REMODELED HOME with 2 bedrooms, eat in kitchen, plus enclosed front porch. Large pole barn. Call and let us show you this bargain priced home. **#LANS Seller will Help With Closing Cost!!**



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THE TEAM TO "GET THE JOB DONE"



WATERFRONT PROPERTY!!!! Built within the last 10 years..Open spacious concept...tile floors, covered porch to relax and see the lake...you will love the space and view...Call Jeanie today.....#FLE



LARGE RANCH OVER FULL BASEMENT...
 Three spacious BR, great family room, dining room, kitchen open concept...lots of updating has been done on this home...lakefront lot..Call Jeanie for more information. #WES



ON OVER 2 ACRES.....great rural location with blacktop road...fabulous brick two story home with basement that is very useable..4-5 bedrooms, 2.5 baths, large windows..fireplace, patio over two car garage, huge hallway upstairs could be used for an additional family room, plenty of storage on all three floors...too many amenities to mention...Call Butch for your personal showing...#MAN



NEWER SPACIOUS three bedroom, two bath contemporary home with views of Sullivan Lake...pond, walk out basement...lots of windows for the great airy feel...two covered porches. Attached garage....call Jeanie to see....#66793



NEW CONTEMPORARY HOME
 sits on 1.89 ac with another 14 ac available with this lovely 3 BR home, 2166 sq ft over full walk out bsmt has full bath and set up for kitchen install. Gorgeous cherry cabinets in kitchen w/large pantry, back covered porch with access from kitchen area and master bedroom, jack and jill bath between extra bedrooms, lots of full windows to enjoy the great outdoors inside...attached garage. You will love the view and location of the beautiful home. Call Becky or Butch for more details. 68239



COZY WITH ENCLOSED FRONT PORCH, natural woodwork, french doors, fireplace is just a few amenities to this 2 bedroom bungalow home. Total electric. Call To See. #MAR



COZY BUNGALOW
 in Carlisle on Alexander... you will love the homey feeling from inside out on this three bedroom home with basement... large living room with fireplace... nice newer kitchen and back porch, deck and a quaint patio... with lots of landscaping... finished attic with hidden staircase....oh so cute.... call Butch and Becky to see... #WAL



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THE TEAM TO "GET THE JOB DONE"



Four stone fireplaces on different levels with same stack. Stone Stairway behind main level that goes to the west loft. You will enjoy the view of lake and great sunsets from the sun room. 3 car garage. This is a must see. All buyers need pre-approval. **Call Jeanie today. #67308**



WATER FRONT NORTHEASTERN COASTAL STYLE.....
 Gorgeous custom built...four bedroom, three baths, over 5,000 sq . ft of divine living.



YOU WILL LOVE the privacy this cottage brings in Fairbanks...2 bedroom large eat in kitchen, covered porch...great for beginners, singles, and downsizers...call today.



NEW LISTING!! CALL DANIELLE to view this 3 bedroom, 1 bath ranch home. Property features a living room, family room with wood burning fireplace, detached 2 car garage and large yard. Located in Hymera. **#68871**



CARLISLE NEXT TO CITY PARK
 Two bedrooms, eat in kitchen, nice setting, newer furnace, ac, roof. **SHORT SALE AVAILABLE.** Seller said bring offers. **68276**



GREAT INVESTMENT
 in this rental house with attached garage, apartment and a doublewide home... live in one and pay payment with the income. Seller is doing repairs to keep up the property... will look at offers...lives out of state...call now to hear all the details. **#59129**



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NO NEED TO LOOK ANY FURTHER for a four bedroom, two bath home on one level...large open concept living, dining and kitchen with wood floor. Nice backyard with 2 car garage. 911 N Court St. A Must See. Call Now! #RUG



READY TO MOVE INTO!!! Three bedroom, 2 bath ranch with detached garage. Appliances stay. Nice large lot. Will qualify for most loans. Call today to see if this home will work for you. Call Danielle. #DAV



CHARMING AND COZY describes this two BR bungalow with 2 full baths, updated kitchen, family room, nice backyard with a detached garage and detached carport. Newer furnace and ac. Well maintained. Call us to see. #PIGG



GREAT COUNTRY LIVING ON WEST SIDE OF LINTON!! Seven acres enhances this 5 BR home with covered deck in back...open kitchen/dining and living room...city water, outbuildings...lots and lots of possibilities...call us today and make this your new home...8540



IN FARMERSBURG!!!!
 Large lot with outbuilding.....
 Call Jeanie



SEVEN ACRES
OUTSKIRTS OF TOWN.....Nice size pond. City water. Owner has utilities fixed for large home in front of the newer single wide with 3 bedrooms...great spot for future home. Come live in this nice home and enjoy country living within minutes of town. Call Clay for a showing and more information. #67292



COME VIEW THIS GREAT two story brick home of yesteryear. Large rooms throughout...kitchen has a large pantry overlooks cheery breakfast nook, plus formal dining room, new roof, 5 bedrooms, beautiful older woodwork and wood floors. A must see to appreciate the charm and elegance of this fine home. 66597



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THE TEAM TO "GET THE JOB DONE"



OPEN CONCEPT with living room, dining room and kitchen. Very spacious three bedroom, two bath (could be 3 baths). Home has cathedral ceilings, a bedroom and bath in loft area. Very cozy and welcoming to you and your visitors. Detached garage. New septic. Ready for you to move into. Call soon. #67305



SPACIOUS TRI-LEVEL on .57 of an acre. Three bedrooms, 2 bath, eat in kitchen with laminate flooring. Easy stairs. Attached two car garage with entry to house. New roof and front door. Move in ready. Call Becky or Butch to see. #67257



JUST LIKE FINE WINE....This brick ranch has aged gracefully! Three bedrooms, two full baths, eat in kitchen and large utility room....oversized two car garage....large closets....located in Lakeside West Sub....concrete drive....cul de sac....Call Becky or Butch to see # 67567



TURN OF THE CENTURY VICTORIAN!

This two and half story has all the character of yesteryear..

Large foyer with fireplace and circular staircase, dining room has built in hutch.

You will love the

hardwood floors and wood trim... three bedrooms and bath on 2nd level; 3rd level is a suite...bonus room above newer two car garage...covered front porch and on corner lot. Let us show you this super home. **\$85,000.**

57614



NO EXPENSE SPARED

on this two bedroom, one bath bungalow...Home is new from top to bottom...You'll enjoy the beautiful new hardwood...kitchen is very open and spacious...appliances included...Call Danielle. 66655



NEW METAL ROOF!

SPACIOUS REMODELED home on corner lot...near City Park! Great new kitchen with walk in pantry.. two baths...three bedrooms...built in cabinet in large dining room... newly stained covered porch... detached garage...ready to move into. **65455**

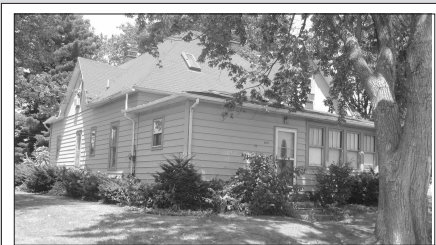


LARGE CORNER LOT in Coal City....nice vinyl siding, covered porch, 2 bed, 1 bath and detached garage. Must see...ready to move into! **64436**



EASY ON THE POCKET

this 2 bedroom home has economical utilities and taxes. Nice corner lot, living room, dining room are enhanced by the beautiful wooden post from the foyer. Nice kitchen and utility room with appliances. Partial basement, covered porch, garage and carport. Don't miss this one. Priced to sell. **68216**



LOOKING FOR FOUR OR MORE BEDROOMS? This may be it...corner lot, dining room, living room with frpl, large entry foyer, 3 baths, large utility room, covered porch, detached garage and carport. Sellers have redone..upstairs large and ready to be decorated. Call today for a look. Terhune Street, Dugger #67402



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THE TEAM TO "GET THE JOB DONE"



COMMERCIAL PROPERTY



COMMERCIAL LOCATION ON S SECTION ST
 block building wit 504 sq ft, has newer attached garage, utilities, concrete on site parking. 220 volt, sidewalks, covered canopy. Seller will look at offers. **68219**

COMMERCIAL PROPERTY



THREE STORE FRONT BUILDING!
 Use as a business and or rental...each has own entrance...can be connected...would make nice efficiency apartments too... seller says BRING OFFERS! **55756**

COMMERCIAL PROPERTY



GREAT BUSINESS OPPORTUNITY!!!!!!
 One of Sullivan's oldest restaurant ready for new owner... Nice, clean and busy!!!!Equipment, building and lots of room to add on too. **Call Butch and Becky for more information. 68409**



LOOKING FOR LAND TO BUILD....
THREE ACRES with all utilities...
 Cleared site with plenty of trees...
 Two car garage on property situated edge of town in Dugger....Priced to sell.
 Call Danielle.....**68572**



LOOKING FOR SMALL ACREAGE WITH LARGE POND?
 This could be it. 8.29 acres with a 42x64 barn, pond, mobile home spot rented out by the month. GREAT BUILDING SITE. Has utilities on site. North Central School district. Call us for more info. **68230**



OWN A PIECE OF PARADISE....building sites with lake rights...very private area...electric and city water will be available...NE of town...reclaimed mine area...beautiful views...front lots perfect for walk out basement style home... a view of the lake from other lots as well...nor.

LOTS AND LAND



HOLMES ADDITION
 to Lakeside West Sub. 25 lots available to build on...city water and city sewer available, cable available, blacktop streets for your dream home now!! Call Clay...Map Available. Seller will help with financing. **61679**

VACANT LOT!!!

Thompson St...seller out of state wants sold...Call today. **63528**

LARGE LOT

for sale on Lakecrest Drive...east side of Lake. City water available...Neighborhood shows pride of ownership...
 Call Danielle for more details. **61515**

GREAT BUILDING SITE in a very low traffic area...End of St. Elinor St. A neat ranch or bungalow with attached or detached garage would look great here...Call Today. **53790**

ALONG THE WABASH RIVER...
 Acreage just off 154 west...Great for a cabin for lazy days of river fishing. Give us a call. **62983**



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NEW LISTING!



TAKE A LOOK AT THIS VERY AFFORDABLE
3 BR, 1 bath, clean as a pin. Corner lot, attached garage and so much more. Move right in and enjoy. Call Curt to find out more.
#68830

NEW LISTING!



CALL ANGIE TO SEE THIS
3 BR, 1 bath brick ranch. Attached garage, patio and ready day of closing. Priced to sell! #68913

NEW LISTING!

ENTERPRISING COMMERCIAL OPPORTUNITIES

OFFICE SPACE FOR LEASE.....
1100 sq. ft. will be finished to your specifications...
Highly visible area...
Call Curt to find out more!
#LEA




SOLD!



YOU WON'T BELIEVE THIS ROOMY
4 BR, 2 1/2 BA home that you can move right into! Enormous master bedroom suite on main level. Large kitchen & dining area, family room is 33 feet, 3 large BR's, and a full bath upstairs. Open front porch for enjoyable evenings and a cozy back yard for relaxing. Call Steve now to find out more about this affordably priced home in Sullivan. #68124

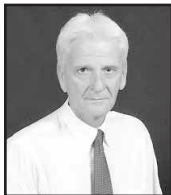
PENDING!



GREAT 2 STORY HOME,
large kitchen on corner lot with 4 BR's, 1 1/2 baths, great wood floors, screened porch, 2 car attached garage...**PRICE REDUCED to only \$99,900!** Call Curt to find out more! #68568



COUNTRY CREATION is found in this 3,000 sq ft ranch home on 3 acres, paved road, city water, 2 car garage. There are 4 BR's, 3 baths and every room is large and spacious. The great room and decor will impress you. Call Jody to find out more. #68389



Steve Ault
Broker
812-249-2681



Curt Howard
812-239-2170



Jody Pounds
812-240-1343



Jeff Tincher
812-564-1678



Angie Brocksmith
812-239-2522



Steven R. Ault
Broker



Realty One Ltd.

777 Wolfenberger St
Sullivan, IN. 47882

Office 812-268-3361
Cell 812-249-2681
Toll Free 800-264-3059
steveault@comcast.net
www.realtyoneld.com



A GREAT INVESTMENT
ON FEHON ST., SULLIVAN
2 BR, 1 bath duplex fully rented
for only \$79,900! Call for details.
#68624



PENDING!
CURT HAS A 3 BEDROOM,
TWO BATH RANCH
on 10 country acres that is ready to move
into! Take a look and you will love it.
#68300



YOU WON'T BELIEVE THE PRICE ON
this 3 Bedroom, 1 bath ranch on large corner lot
(over 1 acre) with 2 car attached garage.
Move-in condition - Call Jody to find out more.
#68693



LAKESIDE WEST LOT.....
1 1/2 lots on pond.....\$39,900
Call Angie #68107



THIS SELLER IS ANXIOUS
and looking for an offer...Call Jody to find
out more about this 1-2 BR on corner
lot in Farmersburg. Lots of room,
enclosed porch, 2 car garage- move right in.
#67768



FOUR BEDROOMS, TWO BATHS,
lots of space on the edge of town.
Call now and take a look.
#MOO



3 BEDROOMS, 1 BATH,
corner lot in Sullivan for only \$38,000.00....
Take a look and see if this one will
work for you. #54936



CUTE & COZY CAPE.....
2-3 BR's, 2 baths, fireplace,
1 car attached garage, newer 2 car detached
garage, corner lot, basement and much more.
Immediate occupancy is available. #67687



DRASTICALLY REDUCED!
3390 N. EGAN ST., TERRE HAUTE
5 + acres in Vigo County....
great building site. Call Steve.
#67974



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BRAND NEW STICK BUILT

Three bedroom, 2 bath home in a great location for a great price....Energy efficient, all electric, heat pump, vaulted ceilings, hardwood floors, carpet & ceramic tile, new stainless appliances, premium vinyl siding and stone veneer, 2 car attached garage, concrete drive, very shaded lawn. Efficient living all on one level. All this for only \$124,900!

Call Steve for your appointment. #GRA



REDUCED!

ARE YOU LOOKING
for the perfect spot for your new home?
If so, Call Angie to check out this
1.2 acre lot with pole barn. #68019



PENDING!

CHECK OUT THIS GREAT RANCH HOME
on the edge of town on 1 acre. 4 bedrooms,
large family room, huge deck on back.
Take a look and you'll love it! #68623



REDUCED!

THREE-FOUR BEDROOM ON CORNER LOT....
this one looks like it stepped right out of the
magazine! Call Steve now to see this gorgeous
home in Dugger. #68984



HAVE YOU ALWAYS DREAMED OF
owning your own business?
Now is your chance! Popular,
local pizza place is for sale.
Call Angie for all the info. #67616



CORNER LOT, THREE BEDROOMS,
2 full baths and only \$39,500!
Call Steve now and take a look
at this property priced to sell!! #68748

SULLIVAN COUNTY HOMES DISTRIBUTION POINTS

CARLISLE

Marathon
Motel and Laundry
First Financial Bank
Harris Bank
Kat-a-Korner

DUGGER

Casey's General Store
First Financial Bank

SULLIVAN

Marathon Tobacco Road
Sullivan Coin Laundry
Angell's Grocery
CVS
All Seasons Real Estate Co.

SULLIVAN

Farm Credit
First Financial Bank
Chamber of Commerce
News Stand
Harris Bank
Realty One, Ltd.
Fifth Third Bank
Sav-A-Lot Food Store
Platolene 500
Signature Real Estate & Auction
Sullivan Community Hospital
Marathon
Access Real Estate Co.
A Gathering Place

SHELBURN

Sunoco
Shelburn IGA
Harris Bank

HYMERA

First Financial Bank
Marathon

FARMERSBURG

First Financial Bank
Harris Bank
Sunoco Sunmart
Johnny Swalls Auction

GRAYSVILLE

Marathon

