

The Premier Real Estate  
Guide of Northeast Indiana



JUNE-JULY  
2023

# Northeast Indiana Real Estate Guide

DeKalb, LaGrange, Noble and Steuben Counties



Homes

Land

Lakes

Farms

Commercial

Mortgages



# U.S. Area Codes

<b>ALABAMA (AL)</b> Birmingham .....205 Huntsville..... 938/256 Mobile.....251 Montgomery.....334	<b>ALASKA (AK)</b> Entire State .....907	<b>ARIZONA (AZ)</b> Flagstaff .....928 Phoenix .....480/623/602 Tucson .....520	<b>ARKANSAS (AR)</b> Fayetteville .....479 Little Rock .....501 Texarkana .....870	<b>CALIFORNIA (CA)</b> Anaheim.....714 Bakersfield.....661 Beverly Hills .....310 Burbank .....818 Fresno .....559 Long Beach.....562 Los Angeles.....213 Norwalk .....562 Oakland .....510 Palm Springs.....760 Sacramento.....916 San Bernardino.....909 San Diego .....619 San Francisco.....415 San Jose.....408 Santa Barbara.....805 Santa Monica.....310 Santa Rosa.....707	<b>COLORADO (CO)</b> Aspen .....970 Boulder..... 303/720 Colorado Springs .....719 Denver ..... 303/720 Vail .....970	<b>CONNECTICUT (CT)</b> Bridgeport..... 475/203 Canaan ..... 959/860 Danbury..... 475/203 Hartford ..... 959/860 Norwich ..... 959/860 Waterbury ..... 475/203	<b>DELAWARE (DE)</b> Entire State .....302	<b>DISTRICT OF COLUMBIA (DC)</b> Washington D.C.....202	<b>FLORIDA (FL)</b> Bradenton .....941 Ft. Lauderdale ..... 954/754 Ft. Myers.....239 Gainesville.....352 Jacksonville.....904 Key West.....786/305 Lakeland.....863 Miami .....305/786 Northern Florida.....386 Orlando .....407/321 St. Petersburg.....727 Sarasota .....941 Tallahassee .....850 Tampa .....813 Vero Beach .....772	West Palm Beach.....561	<b>GEORGIA (GA)</b> Athens.....762/706 Atlanta .....404/770/678/470 Columbus .....762/706 Macon .....478 Marietta .....770/678/470 Outside Metropolitan Atlanta .....706/762 Savannah.....912	<b>HAWAII (HI)</b> Entire State .....808	<b>IDAHO (ID)</b> Entire State .....208	<b>ILLINOIS (IL)</b> Arlington Heights847/224 Aurora 630/331 Bloomington .....309 Chicago .....312/773/872 East St. Louis.....618 Joliet .....815 Lansing.....708/464 Naperville.....630/331 Peoria .....309 Springfield.....217 Waukegan .....847/224	<b>INDIANA (IN)</b> Angola .....260 Auburn .....260 Bloomington .....930/812 Evansville .....930/812 Fort Wayne .....260 Gary .....219 Indianapolis .....317	Kendallville .....260 Lafayette .....765 Michigan City.....219 Muncie .....765 South Bend.....574 Vincennes .....930/812	<b>IOWA (IA)</b> Burlington .....319 Cedar Falls .....319 Council Bluffs .....712 Davenport .....319 Des Moines .....515 Dubuque .....563 Mason City .....641 Oskaloosa .....641 Sioux City .....712	<b>KANSAS (KS)</b> Dodge City .....620 Kansas City .....913 Topeka .....785 Wichita .....316	<b>KENTUCKY (KY)</b> Ashland .....606 Bowling Green.....364/270 Lexington.....859 Louisville .....502 Morehead .....606 Owensboro.....364/270 Somerset .....606	<b>LOUISIANA (LA)</b> Baton Rouge.....225 Houma .....985 Lake Charles.....337 New Orleans.....504	Shreveport .....318	<b>MAINE (ME)</b> Entire State .....207	<b>MARYLAND (MD)</b> Annapolis.....410/443/667 Baltimore.....410/443/667 Rockville.....301/240	<b>MASSACHUSETTS (MA)</b> Boston .....617/857 Brockton.....508/774 Cambridge .....617/857 Salem .....978/351 Springfield.....413 Waltham .....781/339 Worcester.....508/774	<b>MICHIGAN (MI)</b> Ann Arbor .....734 Battle Creek.....269 Coldwater .....517 Detroit .....313 Flint .....810 Grand Rapids .....616 Jackson .....517 Kalamazoo.....269 Lansing.....517 Pontiac .....248/947 Saginaw .....989 Sterling Heights.....586 Traverse City.....231 Upper Peninsula.....906	<b>MINNESOTA (MN)</b> Bloomington .....952 Duluth.....218 Minneapolis .....612	Plymouth .....763 Rochester.....507 St. Cloud.....320 St. Paul .....651	<b>MISSISSIPPI (MS)</b> Biloxi .....228 Jackson.....769/601 Tupelo .....662	<b>MISSOURI (MO)</b> Chesterfield.....636 Hannibal.....573 Jefferson City .....573 Joplin.....417 Kansas City .....816 Macon .....660 St. Joseph.....816/975 St. Louis .....314 Springfield.....417	<b>MONTANA (MT)</b> Entire State .....406	<b>NEBRASKA (NE)</b> Grand Island .....308 Lincoln .....531/402 North Platte .....308 Omaha .....531/402	<b>NEVADA (NV)</b> Carson City .....775 Las Vegas .....702/725	<b>NEW HAMPSHIRE (NH)</b> Entire State .....603	<b>NEW JERSEY (NJ)</b> Atlantic City .....609 Cherry Hill .....856 Elizabeth .....908	Jersey City .....201/551 New Brunswick .....732/848 Newark .....973/862 Trenton .....609	<b>NEW MEXICO (NM)</b> Albuquerque .....505 Carlsbad .....575 Roswell .....575 Santa Fe .....505	<b>NEW YORK (NY)</b> Albany .....518 Binghamton .....607 Buffalo .....716 Hamptons .....631 Long Island .....516 New York City.....212/646/917 Bronx .....347/718/917/929 Brooklyn.....718/347/929 Manhattan.....212/646/917 Queens.....347/718/917/929 Staten Island.....347/718/929 Niagara Falls .....716 Poughkeepsie .....845 Rochester .....585 Schenectady.....518 Syracuse .....315 Utica .....315 Yonkers.....914	<b>NORTH CAROLINA (NC)</b> Asheville.....828 Charlotte .....704/980
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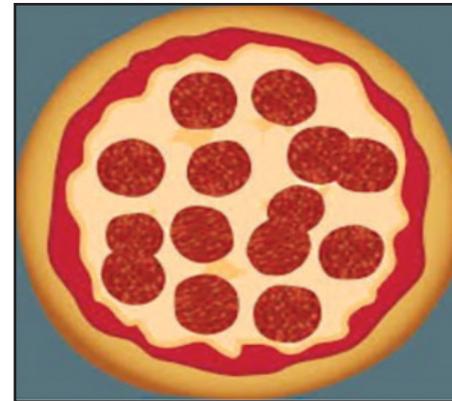
**3308 North Wayne** .....  
 Well known center with several franchised tenants including retail and food. 1,200 square feet

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The 2023 Herald Republican Reader's Choice Award for **#1 REAL ESTATE OFFICE** is Booth Rose Krebs, and the Reader's Choice Award for **#1 REALTOR** is Craig Rice!



**HAMILTON LAKE** - This pristine 3BR, 2.5BA home is situated lakefront on Hamilton Lake on a cul-de-sac road with minimal traffic. This property has what you are looking for: level lot, large lakefront patio, 3 car garage, newer pier, and swimming area. Home was recently converted to natural gas for heat and water heater. Meticulously maintained with unfinished loft area that can be finished to your liking, bath already roughed plumbed in. Have a look at this charmer! Only \$837,000. MLS #202412917



**ANGOLA** - Country home on 1 acre lot features 4 BR, 2 full baths, vaulted ceiling in dining room, covered front porch, wood burning fireplace, hardwood floors, carpet, & ceramic tile flooring. Propane furnace, central air on a basement foundation. Siding is log style wood siding. Cinch 1 year Home Warranty included. Bar top with pennies is not included, but will be replaced with another top. Corn burner/pellet stove & piping are not included. Cabinets in upstairs bedroom are not included. Only \$305,000.00 MLS #202409709



**ANGOLA** - This home features natural woodwork throughout, original hardwood floors & offers a lot of natural lighting that accentuates the stained glass windows, spacious living room, 4BR, 2BA, & a front & rear enclosed porch. Kitchen remodeled in 2017. Appliances included in sale. Home also features NG forced air heat, central air, fenced yard, detached garage, metal shed & a peach tree, and is situated close to Trine Univ., downtown shopping, theater, restaurants, library, and walking/bike path. Only \$220,000. MLS #202417054



**FREMONT** - 2 story home on 7.27 acre lot with mature trees, pasture land, and pond has 3BR, 2.5BA, island kitchen, dining room, living room, 2 family rooms, 2 car attached garage, 36x60 pole barn, 15x21 outbuilding, and 2 decks. Only \$369,000. MLS #202244152



**HAMILTON, COUNTRY** - Beautiful piece of property to build, farm, or hunt. 14 tillable acres and 8 wooded acres. Possession is subject to crops. Only \$333,900. MLS # 202415294



**ANGOLA** - Beautiful single-story home on a nicely landscaped level lot features 3 BR, 2.5 BA, living room, dining room, & kitchen w/ an abundance of oak cabinets & counter space. Home has open deck, fenced yard, 2 car attached garage, & an additional 2 car detached garage. Close to walking and biking trails, YMCA, schools and shopping. Electric range, refrigerator, dishwasher and microwave are included in sale. Only \$255,000.00 MLS #202410550



**ANGOLA** - This home features 4 bedrooms, hardwood floors, living room, family room, 2 car attached garage and fenced back yard. Property is close to schools, parks, walking & bike trails, and Trine University. Also close to downtown area with restaurants, shopping, library and theater. Please note additional information needed for selling agents provided in associated docs. Only \$74,900. MLS #202407941

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## "Lots of LOTS!"

**ANGOLA** – Level 1 acre lot on the south end of Angola. 165' frontage on S. Wayne St., 38'x20' outbuilding and 960' house. Burkhart Sign has a lease agreement for \$1,100 per year. City zoning says this is R-2 zoned. Contact City of Angola for zoning uses. Only \$85,000. MLS#201904043.

**ANGOLA** – 1.59 acre lot on N. SR 127 with 300' of road frontage. Easy access to I-69 and Toll Road. Good visible location. Only \$85,000. MLS#201904044.

**LAKE JAMES** - This building site contains 2 lots with Lake James channel frontage. The sewer is shared with neighboring property & central water is provided by the association, dues are \$400 per year. Only \$174,900. MLS #202012532



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