

The Premier Real Estate
Guide of Northeast Indiana



JULY/AUGUST
2024

Northeast Indiana Real Estate Guide

DeKalb, LaGrange, Noble and Steuben Counties



Homes

Land

Lakes

Farms

Commercial

Mortgages



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RESIDENTIAL

LAKE

COMMERCIAL

LAND



Commercial Real Estate is *different* than residential real estate in nearly every way. (260) 665-3151



Residential



80 Acres on Angola's Northside.... \$1,750,000
Well known and beautifully landscaped 4 bedroom home with 3-car garage and a pole barn for your toys. With city utilities nearby, it would also make an excellent development property to help solve Angola's housing shortage. Call for your private showing.

Investment



Orland, Rental Opportunity.....\$224,900
2 rental homes plus an approximate 22' x 70' shop/garage located near downtown. Has large corner lot. The homes are zoned residential and the shop is zoned business.

Industrial



Crossroads Industrial Park Fremont
Located in the northeast corner of Indiana and on Fremont's south edge. Conveniently located 4 miles from I-69 (north -south) and I-80/90 (east - west) exits. 3 Phase power available.

Check out our Web Site www.fredjbeck.com for additional information and pictures



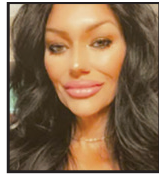
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Fred Beck
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Kody Buell
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• Specialization equals Focus • Focus equals Results

For Residential



Fremont\$155,000
This 3 bedroom single story home is great for the young family as well as a retirement home. Conveniently located in a quiet area of town.

For Lease

1905 North Wayne
Garage with 5 overhead doors, lift, radiant heating. Approximately 2,250 square feet.

‘Experience’: ...“having gained knowledge through direct observation or participation”

Whether buying or selling commercial real estate, trust the company that has actually had long term successful experience in all aspects of commercial real estate. Why wouldn't you?

For Lease



3308 North Wayne
Well known center with several franchised tenants including retail and food. 1,200 square feet

Business Brokerage



Family Restaurant..... \$449,900
Profitable and well-known family restaurant and good family business. Seats 90 and plenty of off street parking. Includes real estate and all modern equipment.

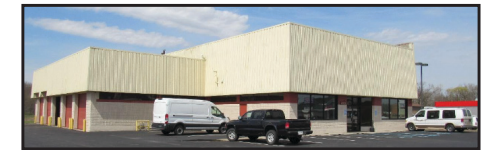
Business Brokerage



TWO franchised locations..... \$1,600,000
Real estate, business, equipment and fixtures included. Reliable staff. Strong financials.



Commercial Bldgs.



North Wayne Street \$725,000
Approximately 130' of frontage on North Wayne. This well built 9,000 square foot building is an exceptional buy and way below construction costs. Includes a 6 bay garage with lifts. Call for your confidential tour.



Angola \$389,500
Partially leased commercial building leaving approximately 1,600 square feet for your use. Let your tenant help make your payment. Located in a rapidly developing area.

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Mike Shoup
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is Booth Rose Krebs,
and the Reader's Choice
Award for **#1 REALTOR**
is Craig Rice!



PLEASANT LAKE - Well maintained beautifully landscaped home on .689 acre level rural lot features 3BR, 2.5BA, living room, family room, eat-in kitchen, laundry room, 3-season room, 2 car attached garage, and an 8x8 shed. New kitchen counter tops in 2019, new shingles in 2019, furnace & water heater replaced in 20134. Range, refrigerator, dishwasher, washer & dryer included in sale. Comes with a 1 year home warranty. Only \$235,000. MLS #202426622



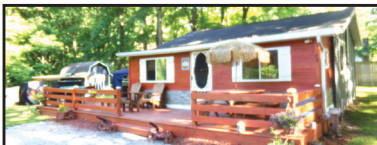
ANGOLA - Country home on 1 acre lot features 4 BR, 2 full baths, vaulted ceiling in dining room, covered front porch, wood burning fireplace, hardwood floors, carpet, & ceramic tile flooring. Propane furnace, central air on a basement foundation. Siding is log style wood siding. Cinch 1 year Home Warranty 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 \$299,000. 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



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 \$829,900. MLS #202412917



BIG TURKEY LAKE - Well maintained home on 11 lots in Wildwood Addition with mature trees has 1 BR, 1BA, & electric fireplace. Range, refrigerator, washer & dryer, and shed included. Association beach area. Yard ornaments and decorations are not included in sale. Only \$170,000. MLS #202421270



ANGOLA, COUNTRY - 1997 16x80 Dutch mobile home on 1.63 acres has 3BR, 2BA, large walk-in shower in primary bath, living room, laundry room, 24x26 detached garage, 10x14 shed, patio, ample parking in circular driveway. Easy access to interstate, and close to several lakes. Possession day of closing. Only \$126,500. MLS #202421264



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



AUBURN - 2 story country home on 2.5 acre lot features 4BR, 1BA, living room, family room, eat-in kitchen, enclosed porch, and barn. Only \$120,000. MLS #202421982

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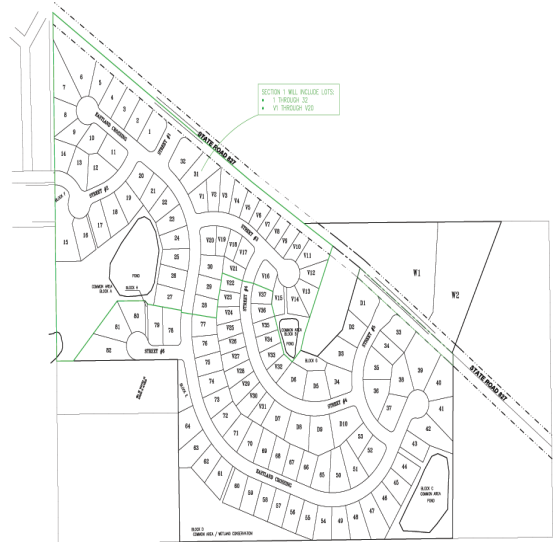
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HAMILTON, COUNTRY - Beautiful piece of property to build, farm, or hunt. 14 tillable acres and 8 wooded acres. Possession is subject to crops. Only \$333,900. MLS # 202415294

"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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COMMERCIAL OR MAYBE RESIDENTIAL LOT
\$ 29,900 Fremont

Near I-80/90 & I-69 interchange, this 1 acre parcel with elbow roomy 213 feet road front on a slight hill rise and is over 220 feet long; located just off SR 120 near Fremont and zoned for local business to allow a bed and breakfast inn, nursing home or assisted living housing, grocery, retail, restaurant, office space and more; or with adjacent multi-family and single family, there may be even more possibilities with plan commission approval! Don't miss this rare opportunity. Subdivision for this parcel has already been filed with local plan commission and is subject to final approval, but from documents and discussions appears to meet all requirements; so get your offer in first!

MORE @ Hansbarger.com: MLS# 202313245

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