

**The Premier Real Estate
Guide of Northeast Indiana**



**OCTOBER
2023**

Northeast Indiana **Real Estate Guide**

DeKalb, LaGrange, Noble and Steuben Counties



Homes

Land

Lakes

Farms

Commercial

Mortgages



U.S. Area Codes

ALABAMA (AL) Birmingham205 Huntsville..... 938/256 Mobile.....251 Montgomery.....334	ALASKA (AK) Entire State907	ARIZONA (AZ) Flagstaff928 Phoenix480/623/602 Tucson520	ARKANSAS (AR) Fayetteville479 Little Rock501 Texarkana870	CALIFORNIA (CA) Anaheim.....714 Bakersfield.....661 Beverly Hills310 Burbank818 Fresno559 Long Beach.....562 Los Angeles.....213 Norwalk562 Oakland510 Palm Springs.....760 Sacramento.....916 San Bernardino.....909 San Diego619 San Francisco.....415 San Jose408 Santa Barbara.....805 Santa Monica.....310 Santa Rosa.....707	COLORADO (CO) Aspen970 Boulder..... 303/720 Colorado Springs719 Denver 303/720 Vail970	CONNECTICUT (CT) Bridgeport..... 475/203 Canaan 959/860 Danbury..... 475/203 Hartford 959/860 Norwich 959/860 Waterbury 475/203	DELAWARE (DE) Entire State302	DISTRICT OF COLUMBIA (DC) Washington D.C.....202	FLORIDA (FL) Bradenton941 Ft. Lauderdale 954/754 Ft. Myers.....239 Gainesville.....352 Jacksonville.....904 Key West.....786/305 Lakeland.....863 Miami305/786 Northern Florida.....386 Orlando407/321 St. Petersburg.....727 Sarasota941 Tallahassee850 Tampa813 Vero Beach772	West Palm Beach.....561	GEORGIA (GA) Atlanta762/706 Athens.....404/770/678/470 Columbus762/706 Macon478 Marietta770/678/470 Outside Metropolitan Atlanta706/762 Savannah.....912	HAWAII (HI) Entire State808	IDAHO (ID) Entire State208	ILLINOIS (IL) Arlington Heights847/224 Aurora 630/331 Bloomington309 Chicago312/773/872 East St. Louis.....618 Joliet815 Lansing.....708/464 Naperville.....630/331 Peoria309 Springfield.....217 Waukegan847/224	INDIANA (IN) Angola260 Auburn260 Bloomington930/812 Evansville930/812 Fort Wayne260 Gary219 Indianapolis317	Kendallville260 Lafayette765 Michigan City.....219 Muncie765 South Bend.....574 Vincennes930/812	IOWA (IA) Burlington319 Cedar Falls319 Council Bluffs712 Davenport319 Des Moines515 Dubuque563 Mason City641 Oskaloosa641 Sioux City712	KANSAS (KS) Dodge City620 Kansas City913 Topeka785 Wichita316	KENTUCKY (KY) Ashland606 Bowling Green.....364/270 Lexington.....859 Louisville502 Morehead606 Owensboro.....364/270 Somerset606	LOUISIANA (LA) Baton Rouge.....225 Houma985 Lake Charles.....337 New Orleans.....504	Shreveport318	MAINE (ME) Entire State207	MARYLAND (MD) Annapolis.....410/443/667 Baltimore.....410/443/667 Rockville.....301/240	MASSACHUSETTS (MA) Boston617/857 Brockton.....508/774 Cambridge617/857 Salem978/351 Springfield.....413 Waltham781/339 Worcester.....508/774	MICHIGAN (MI) Ann Arbor734 Battle Creek.....269 Coldwater517 Detroit313 Flint810 Grand Rapids616 Jackson517 Kalamazoo.....269 Lansing.....517 Pontiac248/947 Saginaw989 Sterling Heights.....586 Traverse City.....231 Upper Peninsula.....906	MINNESOTA (MN) Bloomington952 Duluth218 Minneapolis612	Plymouth.....763 Rochester.....507 St. Cloud.....320 St. Paul651	MISSISSIPPI (MS) Biloxi228 Jackson.....769/601 Tupelo.....662	MISSOURI (MO) Chesterfield.....636 Hannibal.....573 Jefferson City.....573 Joplin.....417 Kansas City816 Macon660 St. Joseph.....816/975 St. Louis314 Springfield.....417	MONTANA (MT) Entire State406	NEBRASKA (NE) Grand Island.....308 Lincoln531/402 North Platte308 Omaha531/402	NEVADA (NV) Carson City775 Las Vegas702/725	NEW HAMPSHIRE (NH) Entire State603	NEW JERSEY (NJ) Atlantic City609 Cherry Hill856 Elizabeth908	Jersey City201/551 New Brunswick732/848 Newark973/862 Trenton.....609	NEW MEXICO (NM) Albuquerque505 Carlsbad.....575 Roswell575 Santa Fe505	NEW YORK (NY) Albany.....518 Binghamton607 Buffalo.....716 Hamptons631 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 Utica315 Yonkers.....914	NORTH CAROLINA (NC) Asheville.....828 Charlotte704/980
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Residential Continued

Fremont \$162,500
Located with walking distance to school and downtown, this 3 bedroom home is ready for immediate possession. 2 car garage and an inground pool.

Industrial



Crossroads Industrial Park
13 lots ranging in price from approximately \$30,000 to \$87,000 depending on size. All are fully developed and with 3 phase power available.

Commercial Real Estate is different than residential real estate in nearly every way.

- How it is priced
- How and where it is marketed
- How it is shown
- How it is financed

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Contact **Fred Beck & Associates**,
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Check out our Web Site www.fredbeck.com for additional information and pictures



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Residential



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ANGOLA - Commercial property on 5.6 acre tract. Trade name Two Bros. Foreign Auto Parts. Two post 10,000 LB hoist, BFN pack low rise hoist, Atlas TC-589 tire changer, Atlas WB-42 wheel balancer, Clark propane fork lift, Owatonna front end loader MOD #880 diesel, El-John rocker style car crusher - diesel. 4240' building, 27x54, 24x64, & 40x80 buildings. Only \$425,000. MLS #202235622



ANGOLA - 2 story home on level city lot with mature trees features 4BR, 2 BA, large living room, hardwood floors, den & basement. Home also has a large deck, covered porch, and shed. Range, washer & dryer included in sale. New shingles in 2023. Only \$159,900 MLS#202328183



FOX LAKE - 2 story home on level lot with mature trees features 3BR, 1.5BA, large living room & family room with fireplace, enclosed porch, 2 decks, hot tub, and 8x12 shed. Appliances included. Nice association beach and playground. 1 year Home Warranty included. Only \$140,000. MLS #202221690



FREMONT - 1-1/2 story home on double lot with mature trees. Has 3 BR, 2 BA, deck, shed, and a 1-car attached garage. Close to schools and park. Only \$179,900. MLS#202328155



VALENTINE - This building was a former house of worship converted to a huge 3 bedroom, 2-1/2 bath home. Newly shingled roof, enlarged septic. Only \$294,000. MLS#202313811.



KENDALLVILLE - 1-1/2 story home with 3 BR, 1 BA, eat-in kitchen, living room, laundry, and a 1-car attached carport. Only \$99,900. MLS#202325750



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 \$379,900. MLS #202244152

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ANGOLA - Well maintained 1 story home on a level lot is close to parks, schools, YMCA,

shopping, bike and walking trails. Home features 3 BR, 2-1/2 baths, dining room, kitchen and laundry room. Also an open deck, fenced yard, 2 car attached garage, and a 2 car detached garage. Only \$280,000. MLS#202326957.

Eastland Crossing

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ANGOLA - Level 1 acre lot on the south end of Angola. 165' frontage on S. Wayne St., 38'x20' outbuilding and 960' house. Burkhardt 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 - This lot is located near Trine University in an older established neighborhood. Great location for a small home or investment property. Only \$24,900. MLS#201911447.

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

ASHLEY - Level corner lot close to town park & downtown Ashley. Easy access to I-69. Only \$14,900. MLS #202235896

FOX LAKE - These are sloping wooded lots good for a walk-out basement. Property has a nice view of Fox Lake, which is a ski lake between the hours of 1-4 pm. Lots 18 & 19 are adjacent to each other at \$71,900 per lot. MLS #202302774 and MLS#202302773



NEW
Pleasant Lake - One story home with finished attic on a level corner lot with mature trees. Close to town park, public beach, and school. Home features 3BR, kitchen, living room, dining room, large family room, enclosed porch, and open patio. Also has a pole barn and shed. Only \$54,900. MLS #202330863



ANGOLA - 1 story home on a level lot with mature trees located near Trine University, park, walking & bike trails. Home has 3 BR, 2 BA, eat-in kitchen, living room, and a 2 car detached garage. Only \$74,900. MLS#202327976



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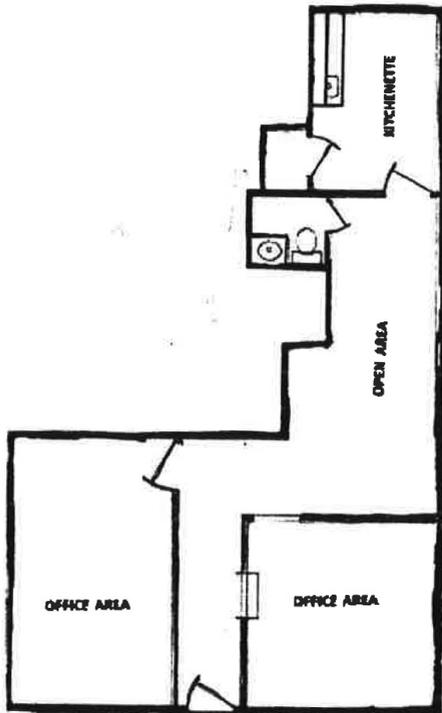
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North of the Public Square at the first stop light on Wayne Street, with 264 feet (est) of high-visibility road front, 132 feet (est) on East Mill Street and a 264 foot vacant, all grass "double lot" to the north that runs through to North Martha Street (providing an additional 66 feet of road front). Zoned C1, permitting auto parts sales, banking, bar, barber, club or lodge, barber or beauty shop, coffee shop, coin laundry, daycare, deli, gas station, mortuary, spa, offices (including medical), restaurant with drive-up, retail and more. The north lot is large enough to accommodate most, plus variances may also be considered as this is a premier site for Angola's thriving 101 Lakes area.

Looking for prime property to start or expand a business? Look no further than this 4.8 acre parcel with a beautiful pond, 450 feet of road frontage on State Road 120 and additional 200 feet of paved entry. With its strategic location near Fremont and zoned for local business, this offers endless possibilities for a bed and breakfast inn, nursing home or assisted living housing, grocery, retail, restaurant, office space and more! Don't miss this rare opportunity for a coveted piece of commercial real estate in a thriving community convenient to the I-69 and I-80/90 interchange.

MORE @ Hansbarger.com: MLS# 202322335

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