

The Premier Real Estate
Guide of Northeast Indiana



JANUARY
2024

Northeast Indiana **Real Estate Guide**

DeKalb, LaGrange, Noble and Steuben Counties



Homes

Land

Lakes

Farms

Commercial

Mortgages



U.S. Area Codes

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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!



ASHLEY - 1 1/2 story home on a level lot features 3BR, 2BA, large living room, eat-in kitchen with oak cabinets. New carpet, vinyl flooring, interior paint, bathrooms. Covered front porch, open rear deck, and 1 car detached garage. Only \$138,900. MLS #202334824.



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 \$270,000. MLS#202326957.



NEW PRICE

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 \$399,000. MLS #202235622



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.



NEW

ANGOLA - 1 story home located close to parks, schools, bike & walking trail. 2BR, 1BA, eat-in kitchen, shed, fenced yard and a 1 car attached carport. Many updates: new windows in 2013, vinyl siding in 2015, shingles in 2016. New drywall, intr paint & doors, storm doors, bathroom fixtures, walk-in shower, kitchen cabinets in 2019. New mini split heat pump in 2021. Range, refrigerator, washer & dryer included in sale. Only \$134,900. MLS #202344060.



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



NEW PRICE

KENDALLVILLE - 1-1/2 story home with 3 BR, 1 BA, eat-in kitchen, living room, laundry, and a 1-car attached carport. Only \$91,900. MLS#202325750

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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

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