

The Premier Real Estate
Guide of Northeast Indiana



AUGUST/SEPTEMBER

2024

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	COLORADO (CO) Aspen.....970 Boulder..... 303/720 Colorado Springs.....719 Denver..... 303/720 Vail.....970	West Palm Beach.....561	Kendallville.....260 Lafayette.....765 Michigan City.....219 Muncie.....765 South Bend.....574 Vincennes..... 930/812	Shreveport.....318	Plymouth.....763 Rochester.....507 St. Cloud.....320 St. Paul.....651	Jersey City..... 201/551 New Brunswick..... 732/848 Newark..... 973/862 Trenton.....609
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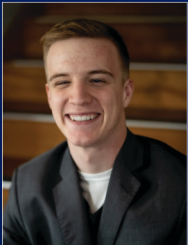
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Investment



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.

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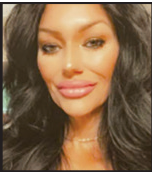
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Kody Buell
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Tricia Beck Dallas
Office Manager

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.



Crooked Lake, Angola\$244,500
This 3 bedroom single story home is great for 80 Ln 148 Crooked Lake. Ranch home located in a nice neighborhood close to Crooked Lake. Living room with vaulted ceiling, eat in kitchen, laundry room, foyer, 3 bedrooms and 2 full baths. Two car attached garage and one car detached garage. Large back yard.

For Lease

1905 North Wayne\$449,900
Garage with 5 overhead doors, lift, radiant heating. Approximately 2,250 square feet.

• Specialization equals Focus • Focus equals Results

For Lease



3308 North Wayne\$155,000
Well known center with several franchised tenants including retail and food. 1,200 square feet



The Shoppes at Fremont\$155,000
Large amount of foot traffic at this established shopping center. various sizes available.

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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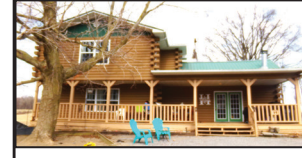
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PLEASANT LAKE - Well maintained beautifully landscaped home on .689 acre level rural lot features 3BR, 2.5BA, living room, family room, eat-in kitchen, laundry room, 3-season room, 2 car attached garage, and an 8x8 shed. New kitchen counter tops in 2019, new shingles in 2019, furnace & water heater replaced in 2013. 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

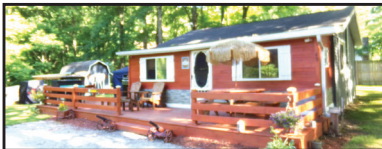


NEW PRICE

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 \$199,900. 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



NEW

LAKE JAMES - Two story townhouse located near Lake James area sits on a finished walkout basement, and features 4BR, 2.5 BA, 2 kitchens, dining room, living room, and family room. Kitchen has an abundance of cabinets and counter space, stove, refrigerator, dishwasher, water softener, washer and dryer included in sale. Home also features a deck, patio, and a 2 car attached garage. Bar in basement not included. Association fee is \$220 a month - water, snow removal, landscaping, mowing, and trash. Only \$425,000 MLS #202428103



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



NEW

LAGRANGE - Large 2 story home on 1.258 acre lot features 4BR, 1BA, eat-in kitchen, large laundry room, basement, enclosed porch, and a 1 car attached garage. Wood stove is not included in the sale. Sold 'AS-IS'. Only \$40,000.00 MLS #202430249

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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



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

"Lots of LOTS!"

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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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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