

The Premier Real Estate
Guide of Northeast Indiana



SEPTEMBER/
OCTOBER
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) Aspen970 Boulder 303/720 Colorado Springs719 Denver 303/720 Vail970	West Palm Beach.....561 GEORGIA (GA) Athens..... 762/706 Atlanta 404/770/678/470 Columbus 762/706 Macon478 Marietta770/678/470	Kendallville260 Lafayette765 Michigan City.....219 Muncie765 South Bend.....574 Vincennes 930/812
ALASKA (AK) Entire State907	CONNECTICUT (CT) Bridgeport..... 475/203 Canaan 959/860 Danbury 475/203 Hartford 959/860 Norwich 959/860 Waterbury 475/203	IDAHO (ID) Entire State208	MAINE (ME) Entire State207
ARIZONA (AZ) Flagstaff928 Phoenix480/623/602 Tucson520	DELAWARE (DE) Entire State302	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	MARYLAND (MD) Annapolis.....410/443/667 Baltimore.....410/443/667 Rockville..... 301/240
ARKANSAS (AR) Fayetteville479 Little Rock501 Texarkana870	DISTRICT OF COLUMBIA (DC) Washington D.C.....202	INDIANA (IN) Angola260 Auburn260 Bloomington930/812 Evansville930/812 Fort Wayne260 Gary219 Indianapolis317	MASSACHUSETTS (MA) Boston..... 617/857 Brockton..... 508/774 Cambridge 617/857 Salem 978/351 Springfield.....413 Waltham..... 781/339 Worcester..... 508/774
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 Jose.....408 Santa Barbara.....805 Santa Monica.....310 Santa Rosa.....707	FLORIDA (FL) Bradenton941 Ft. Lauderdale954/754 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	IOWA (IA) Burlington319 Cedar Falls.....319 Council Bluffs.....712 Davenport.....319 Des Moines.....515 Dubuque563 Mason City641 Oskaloosa641 Sioux City.....712	MISSISSIPPI (MS) Biloxi228 Jackson.....769/601 Tupelo.....662
		KANSAS (KS) Dodge City620 Kansas City913 Topeka785 Wichita316	MISSOURI (MO) Chesterfield.....636 Hannibal.....573 Jefferson City.....573 Joplin.....417 Kansas City816 Macon660 St. Joseph.....816/975 St. Louis314 Springfield.....417
		KENTUCKY (KY) Ashland606 Bowling Green.....364/270 Lexington.....859 Louisville502 Morehead606 Owensboro364/270 Somerset606	NEBRASKA (NE) Grand Island.....308 Lincoln531/402 North Platte.....308 Omaha531/402
		LOUISIANA (LA) Baton Rouge.....225 Houma985 Lake Charles.....337 New Orleans.....504	NEVADA (NV) Carson City775 Las Vegas702/725
			NEW HAMPSHIRE (NH) Entire State603
			NEW JERSEY (NJ) Atlantic City609 Cherry Hill856 Elizabeth908
			NEW MEXICO (NM) Albuquerque505 Carlsbad.....575 Roswell575 Santa Fe505
			NEW YORK (NY) Albany.....518 Binghamton607 Buffalo.....716 Hamptons631 Long Island516 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 Poughkeepsie845 Rochester.....585 Schenectady.....518 Syracuse.....315 Utica315 Yonkers.....914
			NORTH CAROLINA (NC) Asheville.....828 Charlotte704/980

INDEX OF ADVERTISERS

Mike Thomas Associates.....3	Coldwell Banker Real Estate Group 8	Realty Pro 11
Fred Beck & Associates4-5	ReMax Results - Agent Page.....9	
Booth Rose Krebs6-7	F&M Bank 10	

ANGOLA OFFICE

1870 W 200 N
Angola, IN 46703
260.668.8877

LAGRANGE OFFICE

2575 N State Road 9
LaGrange, IN 46761
260.463.2881



   mikethomasrealtor.com



MARK BOCK
Managing Broker
260.668.1552



SUSAN ACREE
260.367.1013



HEATHER CULLER
260.450.9515



HELEN DeARMOND
260.350.5852



JANET GERARDOT
260.336.1008



RICK HAMMER
260.415.3603



WES HANKEY
260.908.1935



JERRY HOLTEN
260.319.6082



TAMMY KLINK
260.243.6885



RICK MICHAEL
260.668.0015



JASMYNE MILLER
574.349.0949



TYLER MILLIMAN
269.625.2874



DANIEL ORLANDO
260.993.2577



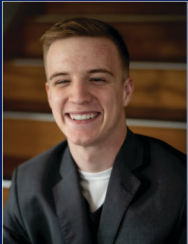
DEB RODRIGUEZ
260.316.6148



STACY ROFKAHR
260.336.2122



TRAVIS WILLIAMSON
260.316.5564



BLAKE WINFREY
260.336.0457



ERIKA GAETZ
260.200.0210

RESIDENTIAL

LAKE

COMMERCIAL

LAND



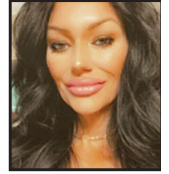
1920 West 200 North • Suite G, Angola
(260) 665-3151
Serving Northeastern Indiana
 fredjbeck@gmail.com • www.fredjbeck.com



Fred Beck
Broker / Owner



Kody Buell
Broker



Tricia Beck Dallas
Office Manager

For Residential



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



3308 North Wayne

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

1905 North Wayne

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

For Lease



The Shoppes at Fremont

Large amount of foot traffic at this established shopping center. various sizes available. Join Under Armour, Levis, Maurices, Petshion and others. This center has high foot traffic and near I-69 and Toll Road exits.

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.

• *Specialization equals Focus • Focus equals Results*

Business Brokerage



3725 N. SR 127, Angola.....\$524,000

Newly remodeled inside and out, this 3,050 square foot building has many possibilities and is zoned C1 commercial. Located approximately 1 mile south of an I-69 exit and approximately 1 mile north of the city limits. The bike path connecting Angola to Pokagon State Park goes right by your front door. Has plenty of off-street parking.

TWO franchised locations..... \$1,600,000

Real estate, business, equipment and fixtures included. Reliable staff. Strong financials.

**SPECIALIZING IN
COMMERCIAL
REAL ESTATE**



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.



**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.

SPECIALIZING and EXPERIENCED IN:

- ✓ ***Investment Properties***
- ✓ ***Business Brokerage***
- ✓ ***Industrial***
- ✓ ***Multi-family***
- ✓ ***Leasing***
- ✓ ***Commercial buildings***
- ✓ ***Appraisals***
- ✓ ***Select Residential Properties***

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

BOOTH-ROSE-KREBS

REAL ESTATE, INC.

"SINCE 1932"



"Here to serve you in 2024"



Craig Rice
316-2570



Mike Shoup
667-7969



Drew Koeppe
316-8720



Judi Reely
316-4234

901 N. Wayne Street, Angola, IN
665-2515 • 665-3245 • 1-800-201-LAKE
booth.rose@frontier.com • boothrosekrebsre.com

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!



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



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



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 \$395,000 MLS #202428103



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



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

NEW PRICE

BOOTH-ROSE-KREBS

REAL ESTATE, INC.

"SINCE 1932"



"Here to serve you in 2024"



Craig Rice
316-2570



Mike Shoup
667-7969



Drew Koeppe
316-8720



Judi Reely
316-4234

901 N. Wayne Street, Angola, IN

665-2515 • 665-3245 • 1-800-201-LAKE

booth.rose@frontier.com • boothrosekrebsre.com

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!

Eastland Crossing

Mixture of Single Family Residential & Villas

Lots Now Available

Developed by M&P LLP



Info Available at

BOOTH-ROSE-KREBS
REAL ESTATE, INC.

 Contact Craig Rice
260.316.2570



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 – 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



**COLDWELL
BANKER**
REAL ESTATE GROUP



2535 N 200 W, Angola, IN 46703
Office: 260.665.2182
Toll-Free: 800.878.2182



Kirk Kohart
Managing Broker
Cell: 260.466.5917



Craig Walker
Cell: 260-833-6334



Barb Hendrick
Cell: 260-833-4698



Kelly Leckner
Cell: 260-668-3300



Matt Leckner
260-316-8123



Alice Welch
Cell: 260-668-1553



Brian Welch
Cell: 260-687-1007



Kay Kunce
Cell: 260-316-1422



Erica Amans
Cell: 260-740-8673



Jessica Pineiro
Cell: 260-316-0667



Patrick Hagan
260-438-7714



Don Wise
Cell: 260-905-6162



Todd Sonnigsen
Cell: 260-316-4125



Cassandra Sonnigsen
Cell: 260-316-5676



Patti Couperthwaite
260-243-1466



Brad Stockamp
260-668-0908



Aaron Olmstead
260-316-8194

*Have You Thought About
A Career in Real Estate?
Join our Team!*

<http://www.agentindiana.com>





Ralph Rorick
Cell:
317-764-1988



Kyra Happ
Cell:
260-316-3202



Chris Switzer
Cell:
419-438-3073

www.ColdwellHomes.com

CALL THE RE/MAX TEAM OF PROFESSIONALS

RE/MAX COMMERCIAL DIVISION

LAKE & RESIDENTIAL SPECIALIST



Todd Stock
Broker/Owner
260-665-2414

100 Growth Pkwy, Ste D
Angola, IN 46703
(260) 665-2414
www.results-indiana.com

OFFICE HOURS:
Mon. - Fri. 8:00 - 5:00
Sat. 9:00 - 3:00



Jeremy Bracey
260-466-5037



Christina Koher
260-668-9235



Debbie Kinney
260-760-1377



Matt Stezowski
260-577-0022



Judy Rowe
260-668-0256



Tammy Johnson
260-667-7636



Khelley Adams
260-668-9533



Gabe Cerny
260-668-9702



Brandi Rouch
260-349-3510



Darla Myers
260-667-0500



John Stock
260-316-7735



Diane Stock
260-316-7734



John Hasselswerth
260-316-3203



Craig Ralston
260-316-5566



Tim Zank
260-316-7364



Brad Cookson
260-667-4121



Christy Thomson
260-316-9940



Linda Mynhier
260-336-9090



Amy Demske
260-226-0232



Tracey Musser
260-668-6663



Pam Doty
260-316-7263



Tony Isa
260-319-0633

CALL THE RE/MAX TEAM OF PROFESSIONALS



WE MAKE HOME A PRIORITY.

Just like you.



Member FDIC

fm.bank | (800) 451.7843

**WHETHER IT'S FINDING YOUR
BUDGET, OR NAVIGATING THE
LOAN PROCESS WHEN BUYING
YOUR FIRST HOME, WE'RE
HERE TO HELP.**

Because building your best life *is our business.*



Leigh Boothman
Sr. Home Loan Originator
NMLS# 580338
260.624.2108
lboothman@fm.bank



Travis Hunt
Sr. Home Loan Originator
NMLS# 1762791
260.368.7288
thunt@fm.bank





Hansbarger Realty

Lake, Town, Country, Business & Farm since 1966

(260) 665-2154
10 N Public Sq - Angola

www.hansbarger.com






SOLD

BUILDING LOT
\$37,600 Hamilton

No luck finding the perfect home? Build your own on this half-acre lot in a pleasant subdivision cul-de-sac in a quaint small town with everything you would need like shopping, restaurants, schools and a nearby public beach on a ski-lake.

MORE @ Hansbarger.com: MLS# 202428422



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

Want to TRY before you BUY?

Taking Reservations Now For 2025



Fremont, IN

CALL for RESERVATIONS

(260) 495-4335







Mark Hansbarger
 mark@hansbarger.com
(260) 316-3192
 665-2154 x 2011



Karen Barrett
 karen@101lakes.com
(260) 243-0300
 665-2154 x 2016



Jo Gleckler
 jo@hansbarger.com
(260) 667-8094
 665-2154 x 2021



Dave Harpham
 dave@hansbarger.com
(260) 243-8282
 665-2154 x 2013