

The Premier Real Estate
Guide of Northeast Indiana



OCTOBER
NOVEMBER

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 Montgomery334 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 Bernardino909 San Diego619 San Francisco.....415 San Jose.....408 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 Florida386 Orlando407/321 St. Petersburg.....727 Sarasota941 Tallahassee850 Tampa.....813 Vero Beach772	West Palm Beach.....561 GEORGIA (GA) Athens.....762/706 Atlanta 404/770/678/470 Columbus762/706 Macon478 Marietta770/678/470 Outside Metropolitan Atlanta.....706/762 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 Evansville.....930/812 Fort Wayne260 Gary219 Indianapolis317	Kendallville260 Lafayette765 Michigan City.....219 Muncie765 South Bend.....574 Vincennes930/812 IOWA (IA) Burlington319 Cedar Falls.....319 Council Bluffs.....712 Davenport.....319 Des Moines515 Dubuque563 Mason City641 Oskaloosa641 Sioux City.....712 KANSAS (KS) Dodge City620 Kansas City913 Topeka785 Wichita316 KENTUCKY (KY) Ashland606 Bowling Green.....364/270 Lexington.....859 Louisville502 Morehead606 Owensboro364/270 Somerset606 LOUISIANA (LA) Baton Rouge.....225 Houma985 Lake Charles337 New Orleans.....504	Shreveport318 MAINE (ME) Entire State207 MARYLAND (MD) Annapolis.....410/443/667 Baltimore.....410/443/667 Rockville.....301/240 MASSACHUSETTS (MA) Boston.....617/857 Brockton.....508/774 Cambridge617/857 Salem978/351 Springfield.....413 Waltham.....781/339 Worcester.....508/774 MICHIGAN (MI) Ann Arbor734 Battle Creek.....269 Coldwater517 Detroit.....313 Flint810 Grand Rapids616 Jackson517 Kalamazoo.....269 Lansing.....517 Pontiac248/947 Saginaw989 Sterling Heights.....586 Traverse City.....231 Upper Peninsula906 MINNESOTA (MN) Bloomington952 Duluth.....218 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 Island308 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 Trenton609 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 Falls716 Poughkeepsie845 Rochester.....585 Schenectady.....518 Syracuse.....315 Utica315 Yonkers.....914 NORTH CAROLINA (NC) Asheville.....828 Charlotte704/980
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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!

HUDSON - Newly remodeled home features new hard wood floors, carpet, laminated floors, drywall, vinyl siding, windows and shingles. Updated kitchen with granite counter tops and stainless steel appliances. Home is on a large corner lot close to town park with easy access to interstate. Prairie Heights schools. A 1 year home warranty is included. Only \$199,900. MLS #202417071

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 \$375,000 MLS #202428103

NEW HAVEN - This 3 bedroom, 2 bath villa is move-in ready. The home offers a concrete patio overlooking the rear yard, a gas fireplace, and a great room open concept. The quarterly association dues cover mowing, mulch, and snow removal. Close to New Haven for local retail and other services. Only \$259,900. MLS #202438805

ANGOLA - This home features natural woodwork throughout, original hard wood 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, 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

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

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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 and downtown Ashley. Easy access to I-69. Only \$14,900. MLS #202423943

ANGOLA, FOX LAKE – These 3 lots are contiguous and have all the easement and dock privileges afforded the residents of Fox Lake. Possible extra land for a home already located in the vicinity or a location for a small home (approval needed from the City of Angola Bldg. Dept.) Only \$25,000. MLS #202434174

ANGOLA - 1.698 acre level lot with pine trees, creek running through property. Close to shopping area and lakes. Easy access to interstate. Only \$75,000. MLS #202312421

ANGOLA - Building site located near Angola, and close to hospital , shopping, YMCA, and walking trail. Only \$119,900. MLS #202414636.

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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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