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SUMMER'S POINTE

Randolph County's Premiere Senior Living is waiting for you!

- 136 Sunset Drive, Winchester - \$94,900
New Construction. 2 bedroom, 2 bathroom.
- 150 Sunset Drive, Winchester - \$114,900
New Construction. 2 bedroom, 2 bathroom.
- 152 Sunset Drive, Winchester - \$114,900
New Construction. 2 bedroom, 2 bathroom.

FOR RENT:

- 129 Sunset Drive, Winchester
-2 bedroom, 2 bathroom. Maintenance free!

Call Paul Faddis 765-994-8533



960 E Washington St, Winchester - Great turn-key business ready for a new owner!! This 16 lane Bowling Center includes all kitchen equipment, liquor license, stock, and bowling equipment. If you have been looking for a business to own and operate or looking for an investment opportunity here is your chance!! Call Paul Faddis for more information 765-994-8533

FOR RENT

- 129 S 10TH, Richmond**
Upstairs 2 bedroom apartment - \$425/mo
- 1213 S E St, Richmond**
3 bedroom, 1.5 bathroom - \$525/mo
- 808 W Main St, Muncie** –
3 units available
- Unit 1 - 2 bedroom apartment - \$550/mo
- Unit 2 - 2 bedroom apartment - \$550/mo
- Unit 3 - 1 bedroom, upstairs - \$375/mo
- 2426 Walnut St, New Castle**
1 bedroom unit with storage - \$435/mo
- 129 Sunset Dr, Winchester**
2 bedroom, 2 bathroom condo - \$930/mo
- 136 Pearl St, Winchester**
1 bedroom apartment - \$400/mo

For more pictures and rentals, please visit www.RENTWITHTARTER.com

COMMERCIAL



236 N Columbia, Union City - Here is a great opportunity to own retail space in downtown Union City, Indiana. Originally this was 2 separate building's, but has been opened up to be one large space. With over 2,800 square feet of finished space and over 10,000 square feet of total space you will have more than enough room for any ideas you may have. The second and third floor of both spaces need finished, but could serve as either office, or residential space. \$35,000 Call Paul Faddis



Paul Faddis
765-994-8533

- Real Estate
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- Commercial Management



TARTER REALTY

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201 S Franklin St, Lynn - This three bedroom, two bathroom home has a ton of updates and is priced to sell! The kitchen and second bathroom have been recently updated. The kitchen has new flooring, cabinets and countertops. The master bedroom is huge and has a master bathroom with a stand up shower and jetted bathtub. The home has a new AC unit, replacement windows, and newer carpet. The oversized detached garage provides for your vehicles and a shop area. Listed at \$78,000. Call Matt Tarter 260-729-7119



412 E Short St, Winchester - Move-in ready 2-3 bedroom home in Winchester with over 1,500 square feet of living space. Enclosed, heated front porch offers additional living space. Listed at \$49,000. Call Dave Tarter 765-546-1038



3924 N US Highway 27, Winchester - Modern, low maintenance, limestone 2 bedroom, 1.5 bathroom home that is just minutes from Winchester. There have been many updates including tile in the foyer and kitchen, hardwood laminate in the dining room and a bedroom, new central air unit in 2016 and new boiler unit in 2006. There is a 30 x 40 insulated and heated pole barn with 200 amp service. Landscaping has been updated and maintained yearly. This home is a must see at just \$144,900. Call Dave Tarter 765-546-1038



406 S Main St, Winchester - This well maintained, move-in ready home, with wonderful landscaping is very inviting. The home sits on a large double lot. The large detached garage features parking for multiple vehicles. Inside the rooms are large and feature some lovely woodwork, stained glass windows and a large pocket door. The kitchen has been remodeled. With everything this home has to offer, it doesn't get much better than this! \$149,900 - Call Bryant Gentry 765-546-8543

Spring is coming!

Give us a call to BUY or SELL today!

CONTACT US for all your real estate needs.



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Jerod Clark 260-703-6162
Bob Berryhill 765-730-0835
Jim Ellis 765-993-1753
Melissa Grimes 260-726-2727
Sandy Hendricks 260-251-0673
Jack Houck 260-729-2164
Brad Ontrop 765-748-1832
Troy Roberts 260-729-1205



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NEW PRICE



6900 N 650 E, Albany

- *3 bedrooms, 2 full baths
 - *Updated kitchen
 - *Great location
 - *Move in ready
- \$109,900

Jerod Clark 703-6162

NEW LISTING



601 N Charles St., Portland

- *Great Investment Opportunity
 - *6 +/- acres
 - *10,000 +/- sq. ft. building
 - *Highway frontage
- \$289,000

Jack Houck 260-729-2164

NEW PRICE



2261 S 50 E, Portland

- *2 bedrooms, 1 bath
 - *1.58 acres
 - *Pole barn
 - *Close to town
- \$45,000

Jerod Clark 703-6162



217 N Howard St, Union St., Union City

- *6 bedrooms, 1.5 baths
 - *Original woodwork
 - *Master suite
 - *Deck
- \$119,500

Jim Ellis 765-993-1753

NEW LISTING



2563 E 800 S, Portland

- *3 bedrooms, 1 bath
 - *2 car garage with workshop
 - *Fenced in yard
 - *Concrete patio
 - *Lots of storage
- \$82,000

Jerod Clark 260-703-6162



940 Sandy Hollow Lane, Portland

- *Great investment opportunity
 - *6 apartments
 - *2 bedrooms
 - *Nice outside area
- \$270,000

Jerod Clark 260-703-6162

Suggestions when shopping for fencing

Fences can improve functionality of a yard and provide extra security and privacy. Some fences are decorative while others are functional. Families with children and/or companion animals also may find fencing is a necessity to keep everyone safe and corralled.

With a vast array of fencing materials available, homeowners may find it challenging to decide which material is right for their properties. The following breakdown can help homeowners learn more about fencing and potentially point them in the right direction regarding which material to choose for their properties.

Budget

Budget is one of the first considerations many homeowners have when installing fencing. Pricing will affect whether one can afford a chain link fence (one of the most budget-friendly options), wrought iron or ornate wood (more expensive). Pricing out several different types of fences will give homeowners an idea of which material fits into their budgets.

Purpose

Homeowners install fencing for various reasons. If a fence is an ornamental way to delineate property lines, a picket fence or a post-and-rail fence are simple

Continued on page 11

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Shirley Lawrence
964-6127



Steve Welch
(765) 443-1656



Errol Klem
(765) 993-1356

NEW LISTING



#1200 - If you are looking for a good location and are a beginning homeowner, this is a special property offering a 13.5 x 18 living room, a 12.5 x 16 kitchen, plus, 2 bedrooms and one full bath. Extras include, 1 car attached garage and screened front porch. This is a well-cared for home. Call for your appointment. **517 Westwood Ct. Winchester.** \$66,000.00.

NEW LISTING



#1195 - Don't delay. We see prices increasing on our Union City condominiums. This 2 bedroom, 2 bathroom condo was constructed in 1998. This sale includes electric range, dishwasher, disposal, refrigerator and all blinds and curtains. **120 Allen Dr. Union City.** \$68,900.00.

ESTATE SALE



#1120 - This 2 bedroom, 2 bath, 2 car garage condominium has a rear view of the open field, plus, well maintained landscape. This unit has a gas log fireplace in the living room and water softener included. Executrix says "bring offer" **108 Sunset Dr. Winchester.**

ESTATE SALE



#1135 - This 2 bedroom, 2 bath condominium was built in 2006. Enjoy 1,220 sq. ft. of living space with gas log fireplace, kitchen appliances and washer and dryer included. Step right in and enjoy the no maintenance living style. **131 Sunset Dr. Winchester.** \$86,900.00.

OWNER RELOCATED



#1180 - Live in the Willard school district with this 3 bedroom, ranch style home. The current owner can provide immediate possession. Come and visit. The property offers extras of new air conditioning, fresh interior painting, appliances, large carport and utility shed. Don't walk away before you look. **509 Westwood Ct. Winchester.**

PENDING

#1160- 2 BR, 2 BA.
423 West North St. Winchester

#1190-3 BR, 1 BA,
1237 Beverly Dr. Union City

#1140-3 BR, 1 BA and 2 half BA,
804 S. Elm Blvd. Winchester

#1090-2 BR, 2 BA,
202 Allen Dr. Union City

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BRICK RANCH



#1170 - Enjoy raising your family with this well maintained, 5 room, 3 bedroom, 2 bath home. This property offers so much with a large circular drive, fenced rear partial yard, enclosed patio and many updates throughout the property. The owners have updated the kitchen and are including quality kitchen appliances with the sale. This is one of those properties that is hard to find, See for yourself. **25 N. 500 W. Winchester.**

COUNTRY LIVING AT THE EDGE OF TOWN



#1095 - Pay special attention to this remodeled, 8 room home, offering 3 bedrooms and 2 baths. This remodel has new windows, furnace, central air, floor coverings and many other new items. Property is a great place for those who like to garden or have hobby interest for putting up a barn. **935 E Short St. Winchester.**



#7360 - BUILD THE HOME OF YOUR DREAMS ON LOT #8 LIS-SAARON DRIVE. This lot is 77.2x126.6. The price is right under \$10,000.00.

GOLF COURSE SETTING



#1185 - We have 3 available lots to finish out the building project at Willow Ridge. Lot 43 offers 14,300 sq. ft., giving you .3283 acres. This is a covenanted addition, protecting your property values and is a ready to build lot. Don't miss out in building the home of your dreams.

INVESTOR OR OWNER OCCUPIED



#1165 - We can make it happen. **600 Residence St., 333 East Fourth St., 343 East Fourth St.** Purchase the 600 Residence St. for \$65,000.00 or purchase all 3 properties for \$115,000.00. Call for details.



104 N. Main, Farland, IN 47340



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Curtis Cunningham
Broker Assoc.
717-2407



Jerry Flanagan
Assoc. Broker
524-4629

Email: www.wagnerauctioneering@yahoo.com

ACREAGE



2332 W 805 N, Ridgeville - Manufactured home on just under 3 roiling acres. Home has three bedrooms and two full baths. Large 50' x 50' barn with concrete floor. Barn is partially heated and has an office and workshop that would be great for a home business! Lots of opportunities here!! \$60,000

MONROE CENTRAL SCHOOLS



203 E. Pursley, Farland - This two bedroom, one bath home is located on a corner lot in beautiful historic Farland. There is a screened-in porch that provides excellent cover before entering the kitchen. \$40,000

ACREAGE



205 N Main, Farland - Here's a beautiful starter home or a solid investment property. This four bedroom, two bath home was completely refurbished in 2008. The home is still in good condition waiting for a new owner to come in and bring it back to what it was not that long ago. There is beautiful original woodwork throughout the home including large pocket doors between the living room and formal dining room and an eye catching staircase that leads up to the three bedrooms and full bath on the second floor. \$64,900

PENDING



409 W. Commerce, Dunkirk - Really nice residential three bedroom home that you should come check out! The property includes a very large fenced in back yard. The home features 3 large bedrooms, and one updated bathroom. The living room and master bedroom both have new carpet. Truly a beautiful home with a very spacious yard which would be wonderful for entertaining guests! Call me to schedule your personal showing today! \$57,500

ACREAGE



9434 W 200 S, Farland - Here is your chance to make that updated country home you've been dreaming of! And with some remodeling work this home could be a showcase once again. Much of its 1911 original charm is still evident - original wood doors, door casings, and wood floors underneath much of the carpet as well. The over 3.5 acres of the property is tree-lined without any close neighbors which gives you ultimate privacy and seclusion. There are numerous outbuildings on the property that could be salvaged showcased by the large red bard with hand-hewn beams and stalls. A newer furnace and brand new bladder tank round out this unique property. There arent many opportunities like this one so do not delay! \$89,000

MONROE CENTRAL SCHOOLS



101 S. Plum, Farland - Very well kept 2 bedroom, 1 1/2 bath home near downtown Farland that could easily be converted into a 3 bedroom home. It offers a 22 x 11 Florida room and a 10 x 8 covered patio off the back side. There are cedar lined closets throughout, very large living room with masonry fireplace, and an eat-in kitchen. Also included is a one car attached garage with its own heater and garage door opener. \$99,999



104 N. Main, Farmland, IN 47340



Ed Shirley
Assoc. Broker/Auct.
744-2864



Jarrett Flesher
Assoc. Broker
716-8418



Terry Harvey
Assoc. Broker
317-727-4745

Email: www.wagnerauctioneering@yahoo.com

COMMERCIAL



812 N. Main, Winchester - This property gives you all kinds of options! The original Shell exterior on the property beckons memories of times gone by. This property gives you all kinds of options from an automotive repair shop to a retail space that utilizes the large 9'6" x 9'6" glass overhead doors on the front for display. Let your imagination take you where it may. Included in this sale is an automotive lift, air compressor, large lighted Shell sign on the back wall. If none of that interests you, just use it as your own man cave. \$54,900

BUILDING LOTS



TANGLEWOOD SUBDIVISION, Parker City - Conveniently located in Parker City. There are 11 lots for sale in Tanglewood Subdivision. Prices range from \$15,000 to \$18,000 per lot and are ready to build on!



438 S Main, Winchester - Located in a well-known historic district of Winchester, Indiana. This two-story home is comfortably situated on .18 acre and currently plays host to two striking residential units. The lower component features 10' ceilings, hardwood floors and moldings, large foyer with built-in fireplace, sunroom, central HVAC, garage and two nicely sized bedrooms. The upper unit is equally blessed with its oak staircase and hardwood floors, 9' ceilings, hickory kitchen cabinetry, two bedrooms and large storage room. Both units have been painstakingly updated with the best of components and workmanship. Ideal for Corporate Housing, Bed & Breakfast, upscale rental or residential living! Truly a property unlimited potential! \$125,000

MONROE CENTRAL SCHOOLS



241 N. Third, Parker City - Updates, updates, updates! Come and check out this beautifully remodeled 3 bedroom, 2 bathroom property in Parker City. The home has new siding, a new roof, doors, front porch, and all new interior framing, drywall, the electrical system and plumbing are all new, new on demand tankless water heater, new 96% efficient gas forced air furnace, central air, new cabinets, counter tops, new vanities, lighting and paint. You will also love the tile flooring in this home. The home also includes a beautiful front porch area which would be great for enjoying the evening sunsets or a good read. \$77,900

COMMERCIAL



101 N. Main St., Farmland - This is a once in a lifetime opportunity. Here is your chance to own a piece of history along with a well established business situated in downtown Historic Farmland. The Chocolate Moose has the downstairs set-up as an old time soda shop. Second level is new renovated living quarters. \$379,900

PENDING



2266 E 1100 S, Lynn - Looking for a quiet and peaceful country home that is still convenient to Richmond or Winchester? How about one with an automatic natural gas whole house generator just in case winter turns its ugly head? This well-maintained, one-owner is all those things and is ready for its new family! Sitting on just over an acre, the home features new laminate flooring (with hardwoods underneath), central air/heat, bonus living room, three bedrooms, and two full and one half bathrooms. Outside you'll find numerous outbuildings with electricity installed and one even plumbed with water/drain lines and an air conditioner! \$119,500

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Suggestions when shopping for fencing

Continued from page 5

options that can lend a homey feel to a property. These types of fences also can enhance and frame landscaping elements, such as gardens.

In many area, laws require homeowners to install fencing around swimming pools. In such

may be imposed and the fence may have to be removed. Homeowners also may need permits to install fencing, whether they are hiring a contractor or doing the work themselves.

Maintenance

Consumer resource Angie's List advises homeowners to consider

m a i n t e n a n c e before choosing a fencing material. Wooden fencing requires the most maintenance due to painting and staining. Aluminum or vinyl fencing requires less maintenance, but it can be harder to repair isolated damage or replace pickets, if necessary. In



A post-and-rail fence can be sufficient if the goal is to mark off property lines but not obscure views.

instances, chain link fencing that does not obstruct views of the pool might be the best choice. If security or privacy is the main desire, tall fences that make it difficult for neighbors to see into the yard may make an ideal choice.

Restrictions

It is important to understand local regulations before installing fencing. Communities governed by homeowners' associations may have rules in place that dictate the type of fences that can be installed. Townships and other municipalities may have their own rules concerning fence type, property borders, fence height, and other factors that will have to be adhered to so that fencing will meet code. If such rules are not followed fines

some instances, the entire fence may have to be replaced.

Homeowners install fencing for many different reasons. Considering price, budget, purpose, and maintenance before making a decision regarding fencing can help homeowners make the best decision possible. SH182743

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SOLD



116 Pleasant Dr. \$59,900.
Three bedroom ranch, updated kitchen, windows, carpet and walls can be upgraded with half bath. Located close to business and shopping in Union City, move in ready and priced to sell. **(747631) #6712**



528 Walnut Street \$99,900.
Nice 2,700 square foot, three-bedroom home located near schools in Union City with open kitchen/dining area, separate formal dining room, large family space with beautiful fireplace with insert, two car garage connected with breezeway. **(750475) #6389**

UNDER CONTRACT



518 N State Line Rd., Union City \$67,500.
Move right in to this nice affordable family home with huge backyard. Partially (chain link) fenced yard for pets, also storage shed with electric. Large living room, roomy kitchen and pine paneled dining room. Two large bedrooms down and more upstairs. New central air unit in 2017. Newer Trane furnace and electric water heater. Attached garage with paved driveway. Lots of storage! **(753626) #6755**



10012 Coletown Lightsville Rd. \$69,900.
Union City
Country investment with lots of potential, this 2 unit rental has many updates and currently brings \$1100.00 a month in rents. Property could also be easily converted into a single family home. Call today for a showing. **(728847) #6114**

NEW LISTING



723 E Central Union City \$72,500.
 Totally remodeled inside! Updated kitchen, bathroom, laundry room, bedrooms, water heater, furnace, interior doors, paddle fans and lighting. Living room and all 3 bedrooms have hard wood floors. This home is adorable inside. Also, nice yard with large 1 car garage in rear with off street parking. **(756576) #6770**

SOLD



911 Olive Dr. \$15,900.
Mobile Home, built in 2006 by Clayton Mfg. Features beautiful eat in kitchen and dining area that is open to large living room, with three bedrooms and two full baths (one with separate shower and three corner tub), walk-in closet and plenty of additional space throughout. **(744848) #6688**

MORTGAGE PAYMENT CHART

We have included this chart to help you determine your approximate payment!
The first figure is for a 15 year loan, the second is for a 30 year loan.

| Mortgage Amount | 4.5% | 5.0 | 5.5% | 6.0 | 6.5% |
|-----------------|------|------|------|------|------|
| 50,000 | 383 | 395 | 409 | 422 | 436 |
| | 253 | 268 | 284 | 300 | 316 |
| 55,000 | 421 | 435 | 449 | 464 | 479 |
| | 279 | 295 | 312 | 330 | 348 |
| 60,000 | 459 | 474 | 490 | 506 | 523 |
| | 304 | 322 | 341 | 360 | 379 |
| 65,000 | 497 | 514 | 531 | 549 | 566 |
| | 329 | 349 | 369 | 390 | 411 |
| 70,000 | 536 | 554 | 572 | 591 | 610 |
| | 355 | 376 | 397 | 420 | 442 |
| 75,000 | 574 | 593 | 613 | 633 | 653 |
| | 380 | 403 | 426 | 450 | 474 |
| 80,000 | 612 | 633 | 654 | 675 | 697 |
| | 405 | 429 | 454 | 480 | 506 |
| 85,000 | 650 | 672 | 695 | 717 | 740 |
| | 431 | 456 | 483 | 510 | 537 |
| 90,000 | 688 | 712 | 735 | 759 | 784 |
| | 456 | 483 | 511 | 540 | 569 |
| 100,000 | 765 | 791 | 817 | 844 | 871 |
| | 506 | 537 | 568 | 600 | 632 |
| 110,000 | 841 | 870 | 899 | 928 | 958 |
| | 557 | 591 | 625 | 660 | 695 |
| 120,000 | 918 | 949 | 981 | 1013 | 1045 |
| | 608 | 644 | 681 | 719 | 758 |
| 130,000 | 994 | 1028 | 1062 | 1097 | 1132 |
| | 659 | 698 | 738 | 779 | 822 |
| 140,000 | 1071 | 1107 | 1144 | 1181 | 1220 |
| | 709 | 752 | 795 | 839 | 885 |
| 150,000 | 1147 | 1186 | 1226 | 1266 | 1307 |
| | 760 | 805 | 852 | 899 | 948 |
| 160,000 | 1224 | 1265 | 1307 | 1350 | 1394 |
| | 811 | 859 | 908 | 959 | 1011 |
| 170,000 | 1300 | 1344 | 1389 | 1435 | 1481 |
| | 861 | 913 | 965 | 1019 | 1075 |