

WOME GUIDES *Jay & Randolph County*

**May -
June 2022**



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**Wagner
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& Real Estate**

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NEW LISTING



131 N MERIDIAN ST, WINCHESTER – This family owned barber shop has been a central part of the Winchester community for the last 45 years. The brothers that opened the business in 1977 are now preparing for retirement and offering this multi-use property for sale. Aside from the business this building currently has 2 income producing spaces, a 566 sq. ft. apartment with private back entrance and 285 sq. ft. of office space with a direct entrance off of Meridian Street. There are various possibilities for the future usage of this listing. \$84,900

NEW LISTING



438 S MAIN ST, WINCHESTER - This elegant income producing duplex is located in the 3rd block south of the historic Randolph County Courthouse on Main Street in Winchester and was constructed just a decade later than the seat of Randolph County government. Conversion back to a single family unit is an uncomplicated process with the removal of a wall by the oak staircase currently separating the 2 floors. Abundant living space along with pleasing and functional kitchens and bathrooms on each floor. \$167,900

COMMERCIAL



201 & 203 E HENRY ST, FARMLAND - Let your imagination run wild with all the possibilities! With nearly 8000 square feet within two buildings there is ample room for a large business, multiple smaller businesses, warehouse space, and whatever else you can think up! There are multiple entry doors, two overhead doors, dock area, and 3-phase wiring is present. Bring your ideas and dreams for this unique opportunity! \$80,000

FARMLAND



**TBD PLUM ST,
FARMLAND** –
Up for sale - building lot
in small-town Farmland!
City utilities! \$9,900



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UPCOMING AUCTIONS



ONLINE ONLY

Property Location: 3445 W County Rd. 200
N. New Castle, IN. 47362

Auction Date: Starts: Wednesday, April 27th
Ends: Thursday, May 19th @ 8pm

**Preview Date/Time -
By Appointment**

Auction End Date: Thursday, May 19th, @ 8 p.m.

NO BUYER PREMIUM

Property Location: 3445 W County Rd. 200 N. New Castle, IN. 47362 Auction Date: 4/27-5/19/2022 Starts: Wednesday, April 27th Ends: Thursday, May 19th @ 8pm Sale Manager: Jarrett Flesher 765-716-8418 Here you will find a beautiful 5-bedroom, 3-bathroom farmhouse resting on 6.7-acres with a very nice bank barn which would be great for holding livestock. The two story home was constructed in 1900 and has a total of 2,464 square feet of finished living space. Updates include: some updated replacement windows, propane gas-furnace installed in 2018, all new ductwork installed in February and a newer dishwasher.



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& Real Estate**

**United Country Wagner
Auctioneering & Real Estate**
6300 N Cr 850 E
Parker City, IN 47368

LIVE AUCTION

Sale Location: 6300 N Cr Rd
850 E.,

Parker City, IN. 47368

Sale Manager: Jarrett Flesher
765-716-8418



Auction Date: Thursday, May 19th, @ 6 p.m.

NO BUYER PREMIUM

This property will sell to the highest bidder on location at Live Auction on 5/19/2022 @ 6pm. The 3-bedroom, 1-bathroom farm house was constructed in 1915 and has been in the family for a very long time. The property being offered for sale rests on a total of 3.91-acres. The farm ground located east of the property was already sold at public auction in December.

CUSTOMIZED

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Beverage
Coasters

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Square Coasters are
3 3/4"

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