

For Sale - Country Home - Roann, Indiana - Wabash
County
7841 W 950 N
Roann, IN 46974

\$185,000
2.2± Acres
Wabash County



For Sale - Country Home - Roann, Indiana - Wabash County
Roann, IN / Wabash County

SUMMARY

Address

7841 W 950 N

City, State Zip

Roann, IN 46974

County

Wabash County

Type

Residential Property, Single Family

Latitude / Longitude

40.964151 / -85.941616

Dwelling Square Feet

1,408

Bedrooms / Bathrooms

2 / 1

Acreage

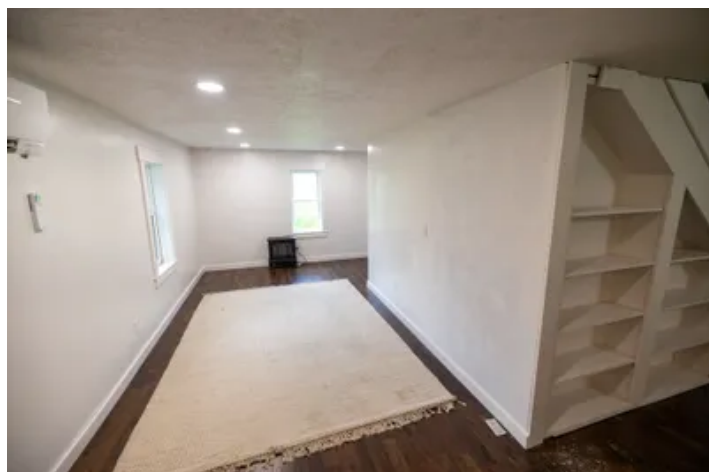
2.2

Price

\$185,000

Property Website

<https://indianalandandlifestyle.com/property/for-sale-country-home-roann-indiana-wabash-county/wabash/indiana/105706/>



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PROPERTY DESCRIPTION

Located in the peaceful countryside north of Roann and south of Disko, this updated 2-story home offers privacy, space, and modern improvements on approximately 2.2 acres +/- . Surrounded by a secluded setting with natural landscape buffering much of the neighboring view, this property provides a quiet country atmosphere.

Inside, the home features tasteful interior updates along with beautiful countertops and included appliances, making it move-in ready for its next owner. Recent exterior improvements include newer siding and roof, adding both curb appeal and peace of mind. The home is equipped with electric heating and cooling along with private well and septic systems. Inside the spacious bathroom, you will find the washer and dryer as well providing a main floor laundry area. The septic system was cleaned and inspected in 2021.

Step outside onto the nice wood deck overlooking the spacious yard - perfect for relaxing, entertaining, or simply enjoying the rural surroundings. With 2 bedrooms, 1 bath, and room to enjoy outdoor living, this property offers a great opportunity for those wanting country living. Utilities and appliances recently updated as well. The East property line will follow the creek, north to the road.

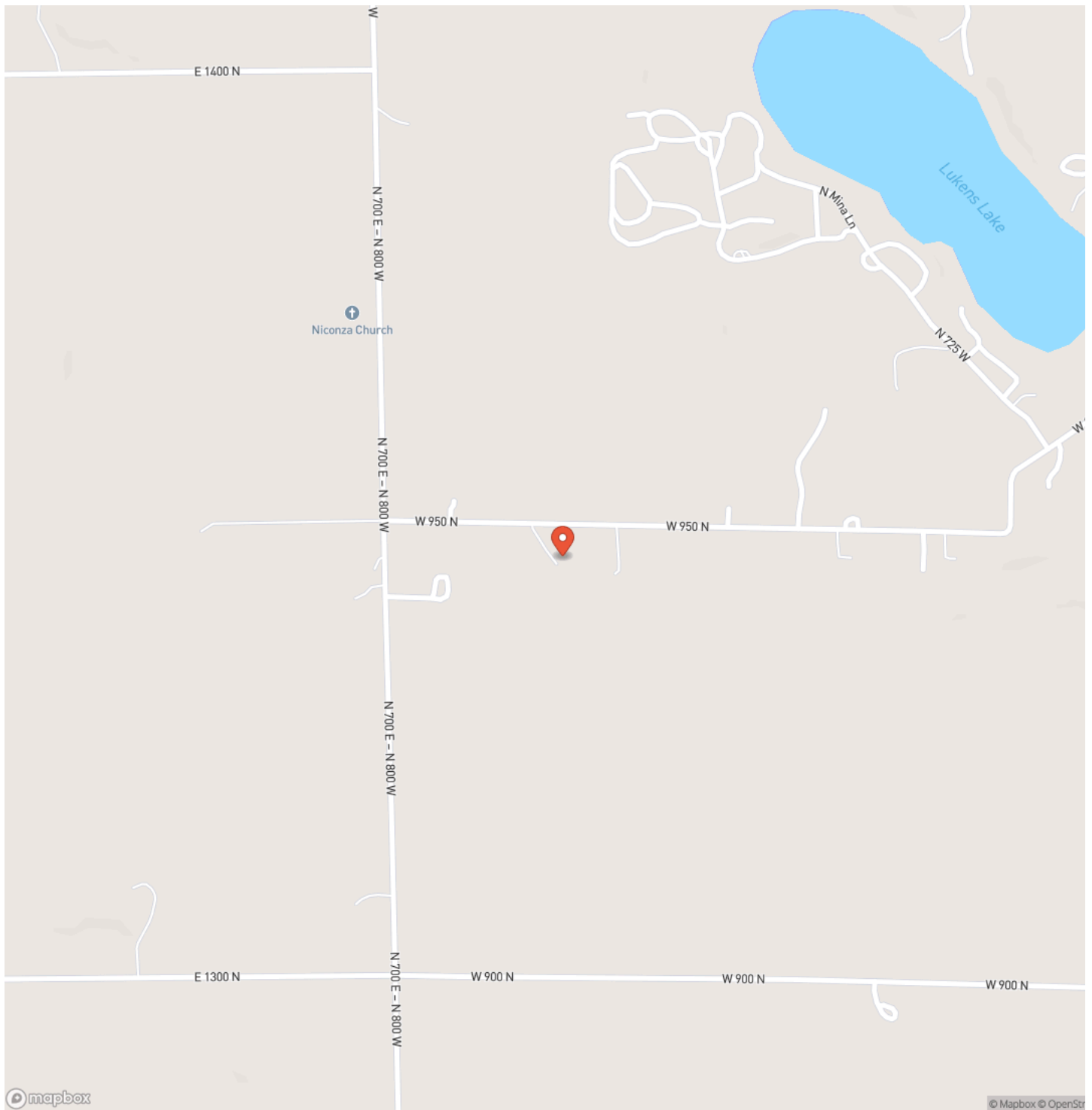
Survey will need to be completed prior to showing.

For a private showing, contact Land Specialist Ty Mills by phone - Office [\(260\) 264-9134](tel:2602649134) Cell [\(260\)-571-5232](tel:2605715232) or email tmills@mossyoakproperties.com

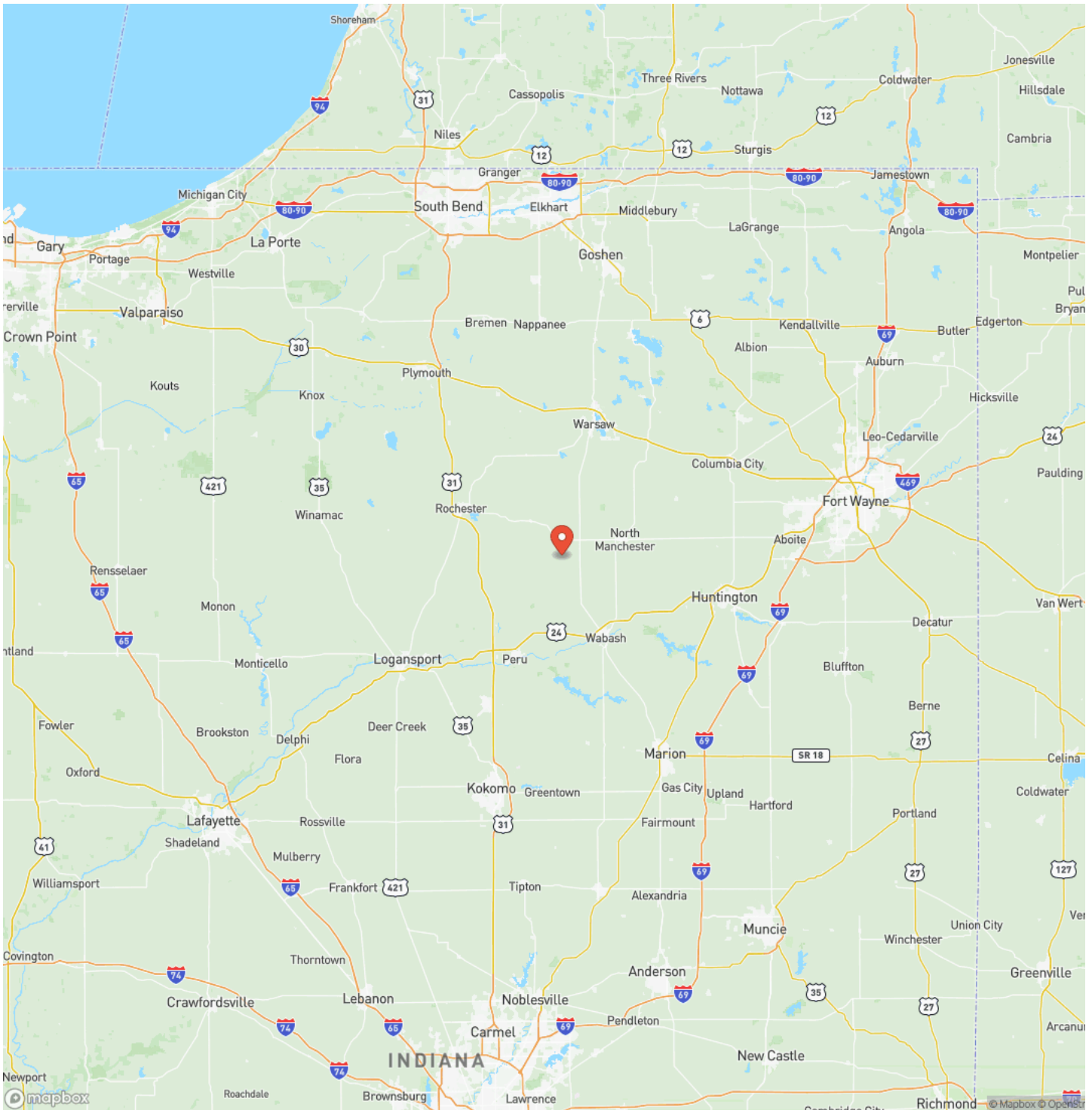
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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