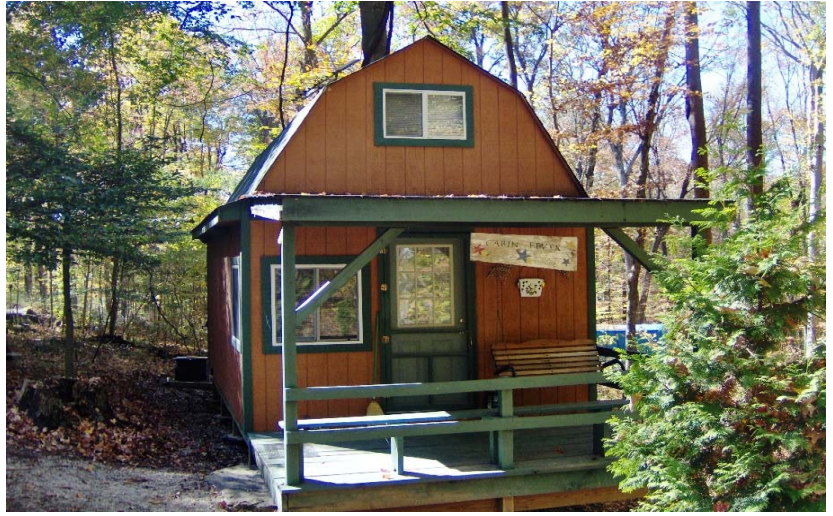


# Alan D. Waynick

## Real Estate

101 NW First St., Paoli, IN 47454  
 Phone 812-723-5700/Fax 812-723-4189  
 Email waynicre@blueriver.net

Visit our website at  
<http://www.alanwaynickrealestate.com>



<b>RJ1580</b>	<b>6328 S. Wild Beech St Paoli, In 47454</b>	<b>Rural Residential</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>\$24,900.00</b>
<b>Listing # and Name</b>	<b>Address</b>	<b>Type</b>	<b>Rooms</b>	<b>Bed- rooms</b>	<b>Baths</b>	<b>Price</b>

**Salesperson:** Loran Tapscott **Phone:** 812-723-5700

**Legal Description:** Wildwood Lake Shore Unit 5, Block 5 Lots 6-8-10

					First Floor	2nd
Construction Type	Cabin	Disposal		Approx. Sq. Ft.	280	280
Age Condition	2000 Average	Dishwasher		Living Room	combo	
Possession	At Closing	Refrigerator		Family Room		
Terms	Cash	Range		Dining Room		
Lot Size	3 lots	Air Conditioning	Wall unit	Kitchen	Combo	
Semi Annual Tax		Ceiling Fans		Bath	1	
Public School	Paoli	Type of Heat	Electric Wall unit	Bath		
Type Windows		Fireplace		Bed room		1
Type Roofing		Cable Available		Bedroom		
Exterior	Wood	Gas		Bedroom		
Water Heater	None	Septic or Sewer	None	Utility Room		
Carpport/ Garage		Water Source	Patoka on site	Type Floors		
Other Buildings	6x8 Storage Building	Paved Street	Gravel	Number Closets		
Other Features		Paved Drive	Gravel	Porches, decks, etc	Covered Front 8x12	

**Remarks:** Hunters or weekenders take notice!!! Come take a look at this nice cabin sitting on three lots within walking distance to USA ground. Patoka Lake is just minutes away. This property comes with everything included in the purchase price. Move in and head for the woods or lake. There is Patoka public water on site, electric to the cabin, but no septic installed. The covered front porch gives you a place to relax in the evening and read or watch the wildlife. The upstairs will fit a at least a full size bed with plenty of room for storage. The utility shed gives you room to store all of your hunting or fishing gear. Call today because this won't last long at the price!!!!!!

**Driving directions:** From Paoli, go west to CR 25 S (Paoli Peaks) and take a left. Follow around to CR 225 W. and turn left. Continue on this road until you come to the Y (Tucker Lake) and stay to the left. Follow CR 310 W. until you come to Wildwood. Turn left on Greenwood. Take the first left and follow around to the cabin on your right. Look for our signs!!!

\*\*\*\*\* PLEASE NOTE \*\*\*\*\*  
 INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED  
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