OUR MISSION: Buying or selling your home is a decision that can’t be taken lightly. Choosing a real estate agent who is dependable, knowledgeable, and ready to help is the first step in that very important process. The professional staff of Sue Boone Realty, Inc. stand ready to assist you. Please call to speak to any of our agents today!

**Sue C. Boone, Broker, ABR**
- Home: 937-393-9363
- Cell: 937-763-9363
- Email: susanboonerealtyinc@yahoo.com

**Patricia A. Rand, ABR**
- Cell: 937-763-3511

**Krista Thompson**
- Cell: 937-725-1156

**Charles N. McDaniel**
- Cell: 937-725-1156

**Lynne Spaeth**
- Cell: 937-728-0843

**Pete Pence**
- Cell: 937-403-1488
- pete_pence@yahoo.com

**Duane Troyer**
- Cell: 740-606-1174

---

### Current Listings

#### $32,100
- In town ranch home with 2.50 acres partially wooded. In town amenities. Some repairs completed, due to health seller has to sell! • MLS#1588046

#### $39,500
- Cottage style home located in small village. Nice rental or starter home, newer bath, double lot, large covered front porch, basement and older garage for storage. • MLS#1588281

#### $52,500
- 2 Bedroom, 1 bath, living room, kitchen w/appliances. Walking distance to center of town. Great investment or rental property. Alley access in the back. Possible owner financing. • MLS#1579718

#### $52,500
- Large 3 bedroom, 2 bath manufactured home, large kitchen, family room with a lot of potential, situated on almost two acres with a 40x24 pole barn. Home is in need of some TLC, would make a great starter home or investment property. Immediate possession. • MLS#1563731

#### $39,900
- Move in condition, walking distance to downtown, library, restaurants and bank. Private back yard with alley access. Large spacious rooms, newer windows & kitchen. Should pass most financing. • MLS#1590320

#### $66,900
- Excellent Value! Covered front porch, rear deck, fruit trees, garden area, one car garage, cathedral ceiling in living room. Nice woodwork. Close to Rocky Fork Lake. • MLS#1593777

#### $67,500
- 3 bedroom, 2 bath home, kitchen with lots of cabinets and island, covered front porch, 1 car garage, located close to town. Great starter or retirement home. Call for an appointment. • MLS#1563703

#### $89,900
- Pride of ownership and many updates by seller in this cute and cozy Victorian style home on nice lot in town. Great business location! 1170 sq. ft. Covered back deck, alley access with plenty of room for a garage. Current owner has a Yarn shop in front part of home. Nothing needed to convert back to full use of home. • MLS#1594382

#### $94,900
- Family Friendly, large restored home ready to move in. Located in walking distance of uptown. Features large foyer, 3+ BR, two full baths, large eat in kitchen w/lot of cabinets, new flooring & carpet throughout, large laundry/utility room walks out to large deck & storage shed out back, large front porch. A must see to appreciate. • MLS#1596266

#### $114,500
- Stick built ranch home in a quiet neighborhood in a small country village, 10 Minutes to St. Rt. 32. Home is on about 1/2 acre. Privacy fence. Home is move in condition, 3 season room could be a recreation room or study, 24x40 detached garage with electric and water. • MLS#1574807

#### $114,900
- NEW PRICE - This is a very unique property. Owner was in the process of finishing this 40x60 barn into living quarters, a lot of work has been completed. It currently has 5 bedrooms & 2 baths and the first level has a kitchen. There is another 5 acre tract adjoining it for sale. There are lots of possibilities. • MLS#1595100

#### $120,000
- This is a very unique property. Owner was in the process of finishing this 40x60 barn into living quarters, a lot of work has been completed. It currently has 5 bedrooms & 2 baths and the first level has a kitchen. There is another 5 acre tract adjoining it for sale. There are lots of possibilities. • MLS#1595100
### Houses for Sale

<table>
<thead>
<tr>
<th>Price</th>
<th>Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>$149,900</td>
<td>Stick built ranch home with cathedral ceiling in living room and trey ceiling in dining area. Enjoy evening breezes on your back deck overlooking manicured back yard. Home is like new and should pass all types of finance. • MLS#1595524</td>
</tr>
<tr>
<td>$169,900</td>
<td>Gorgeous older country home with tastefully decorated renovations. Old world charm. Beautiful country view on a quiet peaceful country road with limited traffic. Enjoy evening breezes on your back deck while enjoying the sunset. Private side yard with wood fencing for the children or pets. Bring the 4H animals. Plenty of room for the family and animals. Well maintained home. • MLS#1593522</td>
</tr>
<tr>
<td>$239,000</td>
<td>Beautiful home walking distance to the lake, full finished walk out basement. Large living room with fireplace and cathedral ceiling, open floor plan. Family room and extra bedroom in basement plus full bath. Oversized side entry garage, extra lot located on dead end street, a must see. Immediate possession. • MLS#1581411</td>
</tr>
<tr>
<td>$249,000</td>
<td>Just outside of town back a long lane this home consists of 5,000 SF. Home has 6 bedrooms, 3 1/2 baths and lots of extra rooms to use as your family chooses. Beamed ceilings with a beautiful stone fireplace and too many amenities to mention, perfect place for a large family or two family set up. • MLS#1584343</td>
</tr>
<tr>
<td>$249,000</td>
<td>Beautiful, immaculate brick home on the edge of town, formal dining room with built in cabinets, living room with fireplace and side porch. 2 car detached plus a one and half car detached garage and commercial building with shop and office space, 3 phase electric. All on 4+ acres. • MLS#1590803</td>
</tr>
<tr>
<td>$399,900</td>
<td>Beautiful older country home with tastefully decorated renovations. Old world charm. Beautiful country view on a quiet peaceful country road with limited traffic. Enjoy evening breezes on your back deck while enjoying the sunset. Private side yard with wood fencing for the children or pets. Bring the 4H animals. Plenty of room for the family and animals. Well maintained home. • MLS#1595524</td>
</tr>
<tr>
<td>$499,500</td>
<td>6480 SF of living space with 3659 SF mostly finished basement area all on 16+ acres of woods for privacy. Located at the edge of town close to golf course. This home has 5 bedrooms each with their own bath and beautiful marble floors in kitchen and entry, living room, dining and family room have wood floors. This home is definitely a must see. • MLS#1595665</td>
</tr>
<tr>
<td>SALE PENDING - $54,500</td>
<td>ACCEPTING BACKUP OFFERS, Rocky Fork Lake Region wooded corner lot. Due to health reasons sellers are selling this beautiful wooded lot that houses a stick built home in need of updates. Sellers have started the repairs and your finishing touch is needed. Bedroom up has plumbing for an extra bath, live 24/7 or a weekend getaway, 2 lots. • MLS#1588265</td>
</tr>
<tr>
<td>SALE PENDING - $68,000</td>
<td>ACCEPTING BACKUP OFFERS, rocky fork lake region wooded corner lot. Due to health reasons sellers are selling this beautiful wooded lot that houses a stick built home in need of updates. Sellers have started the repairs and your finishing touch is needed. Bedroom up has plumbing for an extra bath, live 24/7 or a weekend getaway, 2 lots. • MLS#1588265</td>
</tr>
<tr>
<td>SALE PENDING - $78,500</td>
<td>ACCEPTING BACKUP OFFERS, Rocky Fork Lake Region wooded corner lot. Due to health reasons sellers are selling this beautiful wooded lot that houses a stick built home in need of updates. Sellers have started the repairs and your finishing touch is needed. Bedroom up has plumbing for an extra bath, live 24/7 or a weekend getaway, 2 lots. • MLS#1588265</td>
</tr>
<tr>
<td>SALE PENDING - $127,000</td>
<td>This lovely acreage home was a turn of the century winery and part of the underground railroad, has a panoramic view of the Ohio river. Over $54,000 in repairs, all you need to do is enjoy. Solar panels has the heat cost down. • MLS#1577403</td>
</tr>
<tr>
<td>SALE PENDING - $79,500</td>
<td>Seller has loved her home for several years and has put over $54,000 in recent updates. Seller has downsized. This beautiful updated Brick Home, that was once the home of the sellers, is located at the edge of town close to golf course. This home has 5 bedrooms each with their own bath and beautiful marble floors in kitchen and entry, living room, dining and family room have wood floors. This home is definitely a must see. • MLS#1577403</td>
</tr>
<tr>
<td>SALE PENDING - $172,000</td>
<td>Beautiful home with natural woodwork and lots of extras, first floor master with adjoining bath and large walk in closet. Large kitchen with Cherry cabinets and breakfast area. Large Great Room with dining room and formal living area, gas fireplace. Home as 2843 SF of living space plus full basement with 9 ft. ceilings, could be easily finished for extra living space. • MLS#1591415</td>
</tr>
<tr>
<td>SALE PENDING - $149,000</td>
<td>ACCEPTING BACKUP OFFERS, Beautiful Cape Cod style one owner home with natural woodwork and lots of extras, first floor master with adjoining bath and large walk in closet. Large kitchen with Cherry cabinets and breakfast area. Large Great Room with dining room and formal living area, gas fireplace. Home as 2843 SF of living space plus full basement with 9 ft. ceilings, could be easily finished for extra living space. • MLS#1591415</td>
</tr>
<tr>
<td>NEW LISTING</td>
<td>ACCEPTING BACKUP OFFERS, this lovely unique country brick home has 1632 sq. ft. per tax card, perfect for permanent residence or weekend getaway. Property sits on a wooded lot on a knoll with beautiful views. Nice resort area close to Long’s Retreat, Rocky Fork Lake &amp; Paint Creek State Parks. Enjoy cool evenings in front of the fireplace. This home has had recent renovations, come check it out. • MLS#1577549</td>
</tr>
<tr>
<td>SALE PENDING - $149,000</td>
<td>ACCEPTING BACKUP OFFERS, Super nice 3 bedroom, 2 bath ranch home on over 2 acres of land, plenty of room for a garden. Home has new roof, new flooring and lots of other updates. • MLS#1594357</td>
</tr>
</tbody>
</table>
| SALE PENDING - $19,500 | Land

Nice lot in the Rocky Fork Lake area. Improvements include water, grinder, electric and driveway. Great lot for home and/or business. Buy today and build tomorrow! Possible Owner Financing. • MLS#1580332 |
Visit our website at www.sueboonerealty.com

LAND - $25,000

(2) single family or commercial lots on North Shore Dr. Close to boat ramp. Perfect building spot for home. Motivated seller will consider trade. • MLS#1580387

LAND - $39,500

Looking for a great spot to build that new home? This 5.6 acres is ready to build on. County water is at the street. The property is tree lined in the back perfect for 4-H animals or just a little space to enjoy the country life. Motivated seller, bring an offer. • MLS#1571788

LAND - $49,900

Great building site or great location in the Rocky Fork Lake Region. Camper, outbuildings, electric & water if you choose to have a get-away or summer retreat. Less than 5 minutes to beach, boat docks, shopping and restaurants. Camper included. • MLS#1591025

LAND - $65,000

20 acres of good tillable farmland with creek frontage and a little bit of woods. • MLS#1591055

LAND - $149,900

Fantastic private retreat ideal for hunting, recreational, campers, or those who want to escape from the city life. Enjoy nature surrounded by total woods. Hardwood trees. Close to Long’s Retreat, electric on property, driveway, County water will be ran to the road soon. • MLS#1581925

LAND - $149,900

20 acres of good tillable farmland with creek frontage and a little bit of woods. • MLS#1591055

NEW PRICE

LAND - $39,500

Nice tract of land on a well maintained country road minutes to SR 32. Build your dream home or use this gorgeous property for a weekend get-away. 40 acres and 40x30 Pole Barn. • MLS#1594344

LAND - $49,900

This 79 acres with 12 acres tillable and 66 acres of mature woods with creek running through the property has city utilities, could have many uses. This property would be great for development with access on 2 roads, one of which is a state highway. • MLS#1595179

COMMERCIAL - $39,900

Don’t miss out on the opportunity to own this building located in Russellville. The property once housed a tavern but has many possibilities. Call and schedule your showing today. • MLS#1592632

COMMERCIAL - $325,000

15,000 SF building with 3-phase electric, 2 loading docks, space for additional docks. 3 BA, 4800 SF air conditioned office space with 5 acres of additional space to expand your business. • MLS#1564482

COMMERCIAL - $199,000

6000 sq. ft. commercial building that is currently rented, has an office and rest room with all city utilities has a dock and a parking area. Located in a small village on a State Highway, excellent location. • MLS#1595174

LAND - $65,000

LAND - $149,900

LAND - $425,000

LAND - $149,900

COMMERCIAL - $325,000

COMMERCIAL - $199,000

LAND - $149,900

LAND - $49,900

LAND - $65,000

LAND - $149,900

COMMERCIAL - $325,000

COMMERCIAL - $199,000