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**PRICE:** \$159,900.00    **Number:** 469  
**OWNER:** Mary R. Bruns  
**PROPERTY ADDRESS:** 1108 Minster-Ft. Recovery Rd., Minster, Ohio  
**LEGAL DESC:** Section 32 of Jackson Township, County of Auglaize, State of Ohio.  
**PARCEL NO.** E1403200200  
**ANNUAL TAX:** \$2,319.60 for 100 acres  
**ANNUAL ASSESSMENT:** \$87.06 (Mile & Loramie Creek)  
**BEDROOMS:** 4  
**BATHS:** 1  
**LOT SIZE:** 5 acres more or less subject to survey  
 Estimated 430' frontage x 510' depth  
**EST. SQ. FT.:** 2,495  
**AGE OF HOME:** 1906  
**HEAT/AGE/INST.:** Fuel Oil Forced Air  
**CENTRAL AIR/AGE/INST.:** No  
**PLUMBER:**  
**BUILDER:** Unknown  
**ELECTRICIAN:**  
**AMP ELEC. SERVICE:**  
**GARAGE:** 2 car detached  
**ATTIC ABOVE GARAGE:** No  
**ATTIC ACCESS IN HOME:** Yes (walk up in up stairs)  
**OPENER:** No  
**BASEMENT/FINISHED:** Partial/No  
**BASEMENT CONTRACTOR:** -----  
**SUMP PUMP:** Yes  
**SCHOOL DIST:** Minster  
**POSSESSION:** At Closing  
**INSULATION:**  
   **ATTIC:** Blown  
   **WALLS:** Blown  
**SEWAGE:** Septic Tank  
**WATER:** Well  
**CISTERN:** Yes (2) by driveway and SE corner of the house  
**ANTENNA:** Yes  
**CABLE:** No  
**DISH:** No  
**WATER HEATERAGE:** Electric  
**WATER SOFTENER/AGE/OWNED:** ---  
**DISHWASHER:** No  
**ROOF TYPE.AGE:** Asphalt/2001  
**WINDOWS:** DH new 2001

**STORMS:** No  
**SCREENS:** Yes  
**GARBAGE DISP:** No  
**CENTRAL VAC:** No  
**UTILITY INFORMATION**  
   **GAS CO:**  
     **MO.AVG/LEVEL BILLING:** \$215/mo.  
   **ELECTRIC CO:** DP&L  
     **MO. AVG/LEVEL BILLING:** \$92/mo.  
**OTHER:** N/A  
**EXTERIOR:** Vinyl Siding/2001  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
   **NORTH:** Road  
   **SOUTH:** subject to survey  
   **EAST:** subject to survey  
   **WEST:** subject to survey  
   **OTHER:** N/A  
**TO STAY:** All window coverings and everything fast and secured.  
**SELLER RESERVES:** Personal Property in house and buildings.  
**NEGOTIABLE:** None  
**NEIGHBORS:** West: Tom & Rose Wendeln  
**MEASUREMENTS:**  
 Kitchen/Dining: 15'2 x 16'10  
 Living Room: 17' x 17'1  
 Family Room: 15' x 15'4  
 Master Bedroom: 11'6 x 14'6  
 SW Up Bedroom: 13' x 17'  
 N Bedroom: 14' x 15'  
 SE Bedroom: 11'2 x 17'  
 Utility Room: 5' x 7'3  
 Sewing Room: 7' x 11'6  
 N Enclosed Porch: 7' x 13'4  
 S Enclosed Porch: 7'6 x 20'8  
 Main Barn: 93' x 50'; 14' x 93' Lean to  
 Garage: 18' x 26'4  
 S. Shed: 20' x 44'; 14' x 44' Lean to  
 Hog Barn: 36' x 20'  
 N Shed: 26' x 16'  
**NOTES:**  
 • 8" Baseboard Trip Up and Down  
**A NICE COUNTRY HOME JUST WEST OF MINSTER, HOME IS READY TO MOVE INTO!**  
**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**