

**RANDY EVERS REAL ESTATE AND AUCTION CO., LTD. 131 E. MAIN ST., ST. HENRY, OHIO**

**TO BE OFFERED AT PUBLIC AUCTION:** Saturday, June 13, 2009 at 12:00 Noon. Sale starts at 11:00 AM

**OWNER:** Luke Clune

**PROPERTY ADDRESS:** 79 W. Main Street, Chickasaw, Ohio

**LEGAL DESCRIPTION:** Being Lot No. 19 and the West Half of Lot. No. 20 of the Seitz Addition, to the Village of Chickasaw, County of Mercer, State of Ohio.

**PARCEL NO.:** 35-025400.0000

**ANNUAL TAX:** \$1,795.78 (of this amount \$437.34 is homestead)

**ASSESSMENT:** None Known

**BEDROOMS:** 4 (2 down & 2 up)

**BATHS:** 1

**LOT SIZE:** 90' x 132'

**EST. SQ. FOOTAGE:** 1,190

**AGE OF HOME:** 1960

**HEAT:** Fuel Oil Hot Water

**FURNACE AGE:** 01/31/08

**FURNACE INSTALLER:** Francks

**CENTRAL AIR:** None

**CENTRAL AIR INSTALLER:** N/A

**PLUMBER:** Francks

**BUILDER:** Albert Puthoff, Luke and etal.

**ELECTRICIAN:** Unknown

**AMP. ELECTRIC SERVICE:** 100 Amp.

**GARAGE:** 2 car

**ATTIC ABOVE GARAGE:** Yes (open)

**ATTIC ACCESS IN HOME:** garage

**OPENER:** Yes

**BASEMENT:** Yes

**BASEMENT FINISHED:** No

**BASEMENT CONTRACTOR:** Unknown

**SUMP PUMP:** Yes

**SCHOOL DISTRICT:** Marion Local

**POSSESSION:** Closing

**INSULATION:**

**ATTIC:** Batting

**WALLS:**

**SEWAGE:** Village

**WATER:** Village

**CISTERN:** No

**ANTENNA:** No

**CABLE:** Time Warner

**DISH:** No

**WATER HEATER:** Electric Heater

**WATER HEATER AGE:** unknown

**WATER SOFTENER/OWNED:** Yes 7/30/04 Francks

**DISHWASHER:**

**ROOF TYPE:** Asphalt

**ROOF AGE:**

**WINDOWS:** Vinyl replacement

**STORMS:**

**SCREENS:**

**GARBAGE DISPOSAL:** No

**CENTRAL VACUUM:** No

**UTILITY INFORMATION:**

**GAS COMPANY:** Fuel Oil

**MONTHLY AVG./LEVEL BILLING:** 185.00 mo. avg.

**ELECTRIC COMPANY:** DP&L

**MONTHLY AVG./LEVEL BILLING:** \$45/month

**OTHER:**

**EXTERIOR:** Vinyl

**INTERIOR:** Plaster

**PROPERTY LINES:**

**NORTH:** Barrel

**SOUTH:** Street

**EAST:** Pole

**WEST:** Pole

**OTHER:**

**TO STAY:**

All window coverings and everything fast and secured

**SELLER RESERVES:**

Personal Property

**NEGOTIABLE:**

None

**NEIGHBORS:**

East: Ken and Carol Schlarman

West: Roger & Kathy Knapke

**MEASUREMENTS:**

Kitchen/Dining: 14'4 x 14'4

Living Room: 12'4 x 19'

Master Bedroom: 12'4 x 13'6

Bedroom: 12'2 x 11'9

Up Bedroom East: 11'10 x 12'6

Up Bedroom West: 8'7 x 11'0 plus 5' x 5'8

**NOTES:**

Fuel Oil cost is based on \$4.00/ga.

May be hardwood under the living room carpet

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**