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TO BE OFFERED AT AUCTION:

Saturday, August 7, 2010 at 12:00 Noon

Sale Starts at 9:00 AM

OWNER: Dorothy Groff Hemmelgarn

PROPERTY ADDRESS: 6971 St. Rt. 705

New Weston, Ohio

**LEGAL DESC: Section 9 of Wabash Township,
County of Darke, State of Ohio.**

PARCEL NO. R84-0-312-09-00-00-10100

ANNUAL TAX: \$1,580.42

ASSESSMENT: \$2.87 Mile & Loramie Creek

BEDROOMS: 3

BATHS: 2

LOT SIZE: 1.5 acres

EST. SQ. FT.: 1,646

AGE OF HOME: 1975

HEAT: Electric Base Board

FURNACE AGE/INST.: N/A

CENTRAL AIR: ----

CENTRAL AIR AGE/INST.: N/A

PLUMBER: North Star Plumbing & Heating

BUILDER: Barga Bros.

ELECTRICIAN: None

AMP ELEC. SERVICE: 200 Amp.

GARAGE: 2 car 22'6 x 23'6

ATTIC ABOVE GARAGE: Yes

ATTIC ACCESS IN HOME: Garage

OPENER: Yes

BASEMENT/FINISHED: Yes/Block/Partial

BASEMENT CONTRACTOR: Unknown

SUMP PUMP: Yes, w/ Battery Back Up

SCHOOL DIST: Versailles

POSSESSION: Closing

INSULATION:

ATTIC: Blown

WALLS: unknown

SEWAGE: Aeration /Central Sewage Fall 2010

WATER: Well

CISTERN: None

ANTENNA: Yes

CABLE: No

DISH: No

WATER HEATER: Electric

WATER HEATER AGE: Unknown

WATER SOFTENER/AGE/OWNED: Yes/Yes

DISHWASHER: Yes

ROOF TYPE/AGE: Asphalt/1999

WINDOWS: LR & Kitchen – original,

Bedrooms Replaced

STORMS: Some

SCREENS: Yes

GARBAGE DISP: Yes

CENTRAL VAC: No

UTILITY INFORMATION

GAS CO: -----

MO.AVG/LEVEL BILLING:

ELECTRIC CO:

MO. AVG/LEVEL BILLING: \$205/per mo.

OTHER: N/A

EXTERIOR: Brick

INTERIOR: Plaster

PROPERTY LINES:

NORTH: Road

SOUTH: Hay Field

EAST: 18' West of Mailbox (approximate)

WEST: Hay Field

TO STAY:

All window coverings and everything fast and secured.

SELLER RESERVES: None

NEGOTIABLE: None

NEIGHBORS:

East: Mike & Patty Groff

MEASUREMENTS:

Living Room: 12'5 x 18'2

Family Room: 14'4 x 17'10

Kitchen/Dining: 12'3 x 15'

Master Bedroom: 10'10 x 14'6

Master Bath: 10'11 x 5'5

NW Bedroom: 12'4 x 12'7

NE Bedroom: 10'5 x 15'5

Utility Room: 8' x 9'10

NOTES:

- 2006 Water Purification System
- Fireplace is not workable in LR or basement; chimney was covered up in 1995 with new roof.
- Small ventless gas wall heater in the basement
- Shower in basement
- Security System

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!