



131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648

Email: [randy@randyevers.com](mailto:randy@randyevers.com)

Web site: [randyevers.com](http://randyevers.com)

PH: (419) 678-4384

Toll Free 1-866-678-4384

**Mescher Auction**

# *PUBLIC AUCTION*

*Saturday, December 10, 2011 at 10:30 AM*

*Real Estate to Sell At 12:00 Noon*

**4724 US 127, Celina, Ohio**



**FOR ADDITIONAL INFORMATION, PLEASE CALL  
OUR OFFICE TODAY!**





131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648

Email: [randy@randyevers.com](mailto:randy@randyevers.com)  
web site: [randyevers.com](http://randyevers.com)



**AUCTION:** Sat. Dec. 10, 2011 @ 12:00 Noon

Personal Property starts at 10:30 a.m.

**OWNER:** Paul Mescher Trust

Ann Hess and Keith Selhorst, Trustees

**PROPERTY ADDRESS:** 4724 US 127, Celina,  
Ohio

**LEGAL DESC:** Being Lot 2 of the Meadows  
Acres Subdivision, Franklin Twp., County of  
Mercer, State of Ohio.

**PARCEL NO.** 09-127000.0000

**ANNUAL TAX:** \$1,306.02

Of this \$389.50 is homestead

**ANNUAL ASSESSMENT:** \$11.94

**BEDROOMS:** 3

**BATHS:** 2

**LOT SIZE:** 1 Acre

**EST. SQ. FT.:** 1,344

**AGE OF HOME:** 1979

**HEAT/AGE/INST.:** Electric Furnace/1979

**CENTRAL AIR/AGE/INST.:** Yes/2000

**PLUMBER:** Gagel

**BUILDER:** Modular

**ELECTRICIAN:** Unknown

**AMP ELEC. SERVICE:** 200 amp.

**GARAGE:** 2 Car detached

**ATTIC ABOVE GARAGE:** open

**OPENER:** Yes

**BASEMENT/FINISHED:** Crawl (access north  
side of home)

**SUMP PUMP:** No

**SCHOOL DIST:** Celina

**POSSESSION:** Closing

**INSULATION:**

**ATTIC:** Unknown

**WALLS:** Unknown

**SEWAGE:** Septic

**WATER:** Well

**CISTERN:** No

**ANTENNA:** Yes

**CABLE:** No

**DISH:** No

**WATER HEATER/AGE:** Electric

**WATER SOFTENER/AGE/OWNED:** Kineticco

**DISHWASHER:** Yes

**ROOF TYPE/AGE:** SS/12 years plus

**WINDOWS:** Thermal Gard / 1996

**STORMS:** No

**SCREENS:** Yes

**GARBAGE DISP:** None

**CENTRAL VAC:** None

**UTILITY INFORMATION**

**GAS CO:** N/A

**MO.AVG/LEVEL BILLING:**

**ELECTRIC CO:** DP&L

**MO. AVG/LEVEL BILLING:** \$217 mo. Avg.

**EXTERIOR:** Aluminum

**INTERIOR:**

**PROPERTY LINES:** see aerial and survey

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**TO STAY:** All window coverings, and  
everything fast and secured.

**MEASUREMENTS:**

**Kitchen:** 13'3 x 11'2

**Dining Room:** 10'6 x 9'

**Living Room:** 14'5 x 12'

**Family Room:** 11'8 x 14'6

**N Bedroom:** 11'2 x 11'2

**SW Bedroom:** 12'8 x 8'9

**SE Bedroom:** 11'2 x 8'4

**Utility Room:** 4'10 x 6'

**NOTES:**

1979 Manufactured Home

25' easement on the North end of lot for ingress  
and egress.

Looking for that hard to find country home,  
don't miss this opportunity.

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**



# PUBLIC AUCTION



**SATURDAY, DECEMBER 10, 2011 AT 10:30 A.M.**

**REAL ESTATE SELLS AT 12:00 NOON**

**Go south of Celina, Ohio on US 127 approx. 3 1/2 miles to auction (just North of Jct. of 219 & 127)  
4724 US 127, Celina, Ohio**



## REAL ESTATE

This Real Estate being Lot No. 2 in the Meadow Acres Subdivision & Section 30 of Franklin Township, County of Mercer, State of Ohio, containing 1 acre more or less. Located herein is a manufactured ranch style home built in 1979 with 3 bedrooms, 2 baths, living room, kitchen/dining, & 2 car detached garage. **IF YOU'RE LOOKING FOR THAT AFFORDABLE CELINA COUNTRY HOME, DON'T MISS THIS OPPORTUNITY. REAL ESTATE IS SELLING BY ABSOLUTE AUCTION.**

**TERMS ON REAL ESTATE:** \$5,000 down day of auction, balance at closing within 30 days, Possession at closing. Real Estate taxes & assessments prorated to the date of closing. If the prospective buyer request any type of inspection, it must be completed prior to the auction at the buyers expense. The Real Estate & Auction Co., represent the seller. Real Estate is selling by Absolute Auction. Check with your lender for financing & come to the auction prepared to bid.

**OPEN HOUSE WEDNESDAY, NOV. 9, 2011 FROM 5-7 P.M. or by appointment**

## CAR, HOUSEHOLD & COLLECTIBLES

1999 Mercury Grand Marquis GS, one owner, red, grey cloth, 4.6 liter eng., & 133,594 miles; Whirlpool white washer & dryer; Frigidaire white 15.2 cu. ft. refrigerator; Estate 30" elec. range; Whirlpool chest freezer; Sharp microwave; wood dinette with 4 chairs; blond hutch; (2) Aztec design love seats; 4 pc. bedroom suite; uphl. rocker/recliner; Sound Design stereo; Philips VCR/DVD player; twin beds; wood chest; bed linens; many completed puzzles; kitchen utensils; gold trim glasses; lamps; Christmas decorations; floor fan; albums; sm. Sentry safe; wood bar stools; White Snow Boss 1050, 10 hp., elec. start 30" snow blower; White MTD LT145 hydro lawn mower with 36" cut; Troy-Bilt Pony front tine tiller with B&S 5 hp. motor; Yard Machine push mower; car ramps; 39" plastic lawn roller; patio furniture chairs; alum. & wood step ladders; fert. spreader; wheel barrow; hand & garden tools; crocks; canning jars; New Idea 75<sup>th</sup> anniv. mugs; slaw cutter; iron bench & more!

**AUCTIONEERS NOTE:** This is a nice clean one owner car and a good selection of household items. Car will not sell before 11:00 a.m. Go to our web sites for pictures at [www.randyevers.com](http://www.randyevers.com) or [auctionzip.com](http://auctionzip.com) (ID#4606)

**OWNER: PAUL C. MESCHER LIVING TRUST  
ANN HESS AND KEITH SELHORST, TRUSTEES**

Lunch by St. Henry Nite Club

Porta Toilet by MSI

Clerks: Brad Evers & Bob Poepelman

Terms: Positive I.D. required, number system will be used, Cash or Check, any statements made day of sale supersedes prior statements or advertisements, not responsible for accidents or theft. All items sold "as is" all sales final. Auctioneers licensed by the State of Ohio and Indiana.



**RANDY EVERS  
ST. HENRY, OHIO  
(419) 678-4384**

**FRANK (WILLS) ARLING  
OSGOOD, OHIO  
(419) 582-3801**



131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648