



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

152 Nerderman

# WELCOME TO

**532 W. Columbus St., St. Henry, Ohio**



**\$94,900.00**

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





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**PRICE:** \$94,900.00 **REDUCED Number:** 152  
**OWNER:** Edward & Henrietta Nerderman Trust  
**PROPERTY ADDRESS:** 532 W. Columbus St.,  
St. Henry, Ohio  
**LEGAL DESC:** Sect. 21 of Granville Twp. to the  
village of St. Henry, County of Mercer, State of  
Ohio  
**PARCEL NO.** 23-006290.0200  
**ANNUAL TAX:** \$1,806.48  
**ANNUAL ASSESSMENT:** \$15.98 MRDD this  
year only  
**BEDROOMS:** 2  
**BATHS:** 2  
**LOT SIZE:** .5380  
**EST. SQ. FT.:** 1,424  
**AGE OF HOME:** 1977  
**HEAT/AGE/INST.:** Electric Ceiling Heat  
**CENTRAL AIR/AGE/INST.:** Wall Unit  
**PLUMBER:** Lefeld  
**BUILDER:** Ray Wuebker  
**ELECTRICIAN:** Unknown  
**AMP ELEC. SERVICE:** 200 Amp Fuse  
**GARAGE:** 2 Car  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Yes  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Crawl/NA  
**BASEMENT CONTRACTOR:** N/A  
**SUMP PUMP:** Yes (exterior)  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** Closing  
**INSULATION:**  
**ATTIC:**  
**WALLS:**  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** None  
**ANTENNA:** None  
**CABLE:** Yes, needs to be attached  
**DISH:** None  
**WATER HEATER/AGE:** Electric/2008  
**WATER SOFTENER/AGE/OWNED:** Yes/4yrs.  
**DISHWASHER:** Yes  
**ROOF TYPE.AGE:** Asphalt/2 years  
**WINDOWS:** Wood DP  
**STORMS:** Yes  
**SCREENS:** Yes  
**GARBAGE DISP:** Yes

**CENTRAL VAC:** No  
**UTILITY INFORMATION**  
**GAS CO:** No Gas  
**MO.AVG/LEVEL BILLING:** N/A  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:** unknown  
**OTHER:** N/A  
**EXTERIOR:** Brick  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
**NORTH:** see aerial  
**SOUTH:**  
**EAST:**  
**WEST:**  
**OTHER:** N/A  
**TO STAY:** All window coverings, refrigerator,  
range and everything fast and secured.  
**SELLER RESERVES:** None

**NEGOTIABLE:** None

**NEIGHBORS:**  
West: Carl & Cathy Hart  
East: Betty & Mark Lange

**MEASUREMENTS:**  
Kitchen: 9'3 x 12'  
Dining: 12' x 14'10"  
Living Room: 14'4 x 20'6"  
Master Bedroom: 12'3 x 14' with double closet  
Bedroom: 11' x 13'  
Utility Room: 7'6 x 9'

**NOTES:**  
Garage door replaced in 2006  
This is a nice brick ranch style home with a nice  
lot. Call today for your showing!

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**