



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

Email: randy@randyevers.com
web site: randyevers.com



PRICE: \$137,500.00 **Number:** 158
OWNER: Terry & Cheryl Niekamp
PROPERTY ADDRESS: 381 Cherry St., St.
Henry, Ohio
LEGAL DESC: Being Lot #12 in the Bernard
First Addition to the Village of St. Henry,
County of Mercer, State of Ohio.
PARCEL NO. 23-066000-0000
ANNUAL TAX: \$1,719.96
ASSESSMENT: \$16.24
BEDROOMS: 3
BATHS: 2
LOT SIZE: 105' x 130'
EST. SQ. FT.: 1,674
AGE OF HOME: 1971
HEAT/AGE/INST.: Elec. Ceiling Cable
CENTRAL AIR/AGE/INST.: No
PLUMBER: Francks
BUILDER: Unknown
ELECTRICIAN: -----
AMP ELEC. SERVICE: 200 Amp
GARAGE: 2 car attached (24' x 22')
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes (2)
BASEMENT/FINISHED: Crawl
BASEMENT CONTRACTOR: -----
SUMP PUMP: No
SCHOOL DIST: St. Henry
POSSESSION: By agreement
INSULATION:
 ATTIC: Yes
 WALLS: Yes
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: Yes (not in use)
CABLE: Time Warner
DISH: No
WATER HEATER/AGE: Electric/2006
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes - 2003
ROOF TYPE/AGE: Asphalt/2004
WINDOWS: 2009
STORMS: No
SCREENS: Yes
GARBAGE DISP: Yes - 2009

CENTRAL VAC: No
UTILITY INFORMATION
 GAS CO: None
 MO.AVG/LEVEL BILLING: -----
 ELECTRIC CO: DP&L
 MO. AVG/LEVEL BILLING: \$228
OTHER: N/A
EXTERIOR: Brick
INTERIOR: Plaster
PROPERTY LINES:
 NORTH: see aerial
 SOUTH: start of pavers
 EAST:
 WEST: pole and electric box
 OTHER:
 TO STAY: All window coverings and
everything fast and secured.
SELLER RESERVES: None

NEGOTIABLE: Refrigerator and Range

MEASUREMENTS:
Kitchen/Dining: 16'10 x 12'
Family Room: 15'10 x 14'1
Living Room: 17'2 x 11'10
SW Bedroom: 12' x 12'
SE Bedroom: 12' x 11'6
Bedroom: 12'2 x 10'
East Bath: 7'1 x 5'8
West Bath: 7'7 x 7'2
Utility Room: 8' x 6'9

NOTES:
Since 2004, the sellers installed a new roof,
garage doors, patio, completely remodeled both
baths, footer tile, kitchen countertops, windows,
wood trim, 6 panel oak doors, as well as floor
coverings.
**SO, IF YOU ARE LOOKING FOR THAT
NICE RANCH STYLE HOME WITH MANY
IMPROVEMENTS, TAKE A LOOK TODAY!**

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**