



131 E. Main St.
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Plus Auction

PUBLIC AUCTION

Saturday, October 8, 2011 at 9:30 AM

Real Estate to Sell At 12:00 Noon

7533 Hoying Rd., Anna, Ohio



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





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AUCTION: Saturday, October 8, 2011 @ 12:00
Noon , Auction starts with PP @ 9:30 a.m.

OWNER: Martha B. Plas Estate

PROPERTY ADDRESS: 7533 Hoying Rd.,
Anna, Ohio

LEGAL DESC: Section 4 of Turtle Creek Twp.,
County of Shelby, State of Ohio.

PARCEL NO. 46-08-04-401-002

ANNUAL TAX: \$1,068.62 (of this \$380.16 is
homestead, net seller was paying \$688.46)

ANNUAL ASSESSMENT: \$1.00 (Miami Cons.)

BEDROOMS: 5

BATHS: 1

LOT SIZE: .617

EST. SQ. FT.: 3,472

AGE OF HOME: 1900

HEAT/AGE/INST.: Hot Water/1993/Tom &
Jerry's

CENTRAL AIR/AGE/INST.: No; Wall unit
needs repaired

PLUMBER: -----

BUILDER: -----

ELECTRICIAN: -----

AMP ELEC. SERVICE: fuse and breaker

GARAGE: No

ATTIC ABOVE GARAGE: No

ATTIC ACCESS IN HOME: Yes

OPENER: No

BASEMENT/FINISHED: Yes/No

BASEMENT CONTRACTOR: -----

SUMP PUMP: Yes

SCHOOL DIST: Ft. Loramie

POSSESSION: At closing

INSULATION:

ATTIC: Blown

WALLS: Blown

SEWAGE: Septic Tank

WATER: Well

CISTERN: Abandoned

ANTENNA: Yes

CABLE: No

DISH: None

WATER HEATER/AGE: Electric/N/A

WATER SOFTENER/AGE/OWNED: Yes

DISHWASHER: Yes; needs repair

ROOF TYPE/AGE: Asphalt/2004

WINDOWS: Some replaced

STORMS: Some

SCREENS: Yes

GARBAGE DISP: Yes

CENTRAL VAC: None

UTILITY INFORMATION

GAS CO: Fuel Oil from Burke; Molton Small
LP Tank

MO.AVG/LEVEL BILLING:

ELECTRIC CO: DP&L

MO. AVG/LEVEL BILLING: \$142.80 avg.

EXTERIOR: Shingle

INTERIOR: Plaster & Drywall

PROPERTY LINES:

NORTH: Stake

SOUTH: Road

EAST: West of outbuilding

WEST: Stake

OTHER:

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

NEIGHBORS: East: Greg & Carol Barhorst

MEASUREMENTS:

Kitchen/Dining: 13' x 19'6

Living Room: 15' x 22'

North Bedroom: 11'6 x 13'2

West Bedroom: 9'9 x 13'4

Front Room: (old store) 23' x 28'

East Bedroom (up): 12' x 15'

Middle Bedroom (up): 11'6 x 11'6

West Bedroom (up): 13' x 15'

NOTES:

**If you are looking for a great fixer upper, take a
look at this property. Real Estate is selling by
absolute auction.**

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**



ABSOLUTE PUBLIC AUCTION

**SATURDAY, OCTOBER 8, 2011 AT 9:30 A.M.
REAL ESTATE SELLS AT 12:00 NOON**

Go east of Minster, Ohio on St. Rt. 119 approx. 4 miles to Luthman Rd., then go South on Luthman Rd. 2 miles to Hoying Rd., then go east on Hoying Rd. 1 mile to auction at 7533 Hoying Rd., Anna, Ohio

REAL ESTATE



This Real Estate situated in Section 4 of Turtle Creek Township, County of Shelby, State of Ohio. Located herein is a 2 story home with 4 bedrooms, living room, kitchen/dining, bath, old store room, and basement.

TERMS ON REAL ESTATE: \$3,000 down day of auction, balance at closing within 30 days, Possession at closing. Real Estate taxes & assessments prorated to the date of closing. The home is subject to lead based paint disclosure, if the prospective buyer request a lead based inspection or any other inspection, it must be completed prior to the auction at the buyers expense. The Real Estate and Auction Co., represent the seller. Check with your lender for financing and come to the auction prepared to bid. **REAL ESTATE IS BEING SOLD BY ABSOLUTE AUCTION!**

OPEN HOUSE WED., SEPTEMBER 7, 2011 FROM 5-7 P.M. or by appointment
HOUSEHOLD & COLLECTIBLES

Whirlpool white 18.2 cu. ft. refrigerator; Whirlpool white washer & dryer; Tappen 40" electric range; microwave; Wood dinette with 6 chairs; Emperor grandfather clock; LG 20" flat screen TV; 2008 Eden Pure quartz heater; 5 pc. blonde bedroom suite, bed, chest of drawers, dresser with mirror, & (2) night stands; uphl. couch & love seat; uphl. rocker recliners; glassware; wood uphl. rocker; 30 cup coffee maker; jigsaw puzzles; dehumidifier; Gibson white upright 19 cu. ft. freezer; Magnalite cooking ware; Dirt Devil sweeper; kerosene heater; lawn chairs; wood step ladders; metal wardrobe; gas grill; alum 30' ext. ladder; block and tackle; hand tools; Craftsman bench grinder; elec. drills; jigsaw; card table and chairs; sm. coaster wagon; sm. chain saw; elec. motors; car ramps; pipe wrench; pipe threader; pipe vise; misc. lumber; tree trimmer; air compressor; air hose; camping stove; tent; lamps; Wagner skillets; pink depression ware; milk glassware; hurricane lamp; old games; wash boards; sewing stand; slaw cutter; tins; religious artifacts; wood sick call with altar & mirror; metal toy barn; flat top trunk; camel back trunk; 4 pc. waterfall bedroom suite, bed, chest of drawers, make up dresser with settee; magazine rack; cedar chest; sm. child's table with 2 chairs; hobby horse; 6 gal. crocks and crock jug; wire egg baskets; canning jars; copper washer boilers; oil lamps; wood sled; Toledo meat scale; Iron rite cloths iron; galv. sprinkling can; wood Pepsi crate; American family scale; and more!

AUCTIONEERS NOTE: This is a nice clean line of household and collectibles. Go to our web sites for pictures at www.randyevers.com or auctionzip.com (ID#4606)

OWNER: MARTHA B. PLAS ESTATE

JOHN B. PLAS, EXECUTOR

RICHARD KNOSTMAN ATTORNEY (937) 278-0651

SHELBY COUNTY PROBATE CASE NO. 2011 EST 190

Lunch by Osgood Ladies Legion Aux.

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
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