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AUCTION SAT. DECEMBER 12, 2009
SALE STARTS @ 9:30
REAL ESTATE SELLS AT 12:00 NOON!
OWNER: Theckla M. Recker Trust
PROPERTY ADDRESS: 8687 St. Rt. 705
Osgood, Ohio (Yorkshire)
LEGAL DESC: Section 6 & 7 Patterson
Township, County of Darke, State of Ohio.
PARCEL NO. see second page
ANNUAL TAX: see second page
ASSESSMENT: see second page
BEDROOMS: 1 down and 3 up
BATHS: 1
LOT SIZE: 5 acres
EST. SQ. FT.: 1,702
AGE OF HOME: 1899
HEAT/AGE/INST: Fuel Oil HW, 1/04, North Star
CENTRAL AIR/AGE/INST.: None (wall)
PLUMBER: North Star
BUILDER: Unknown
ELECTRICIAN: Unknown
AMP ELEC. SERVICE: 100 amp
GARAGE: 2 car detached
ATTIC ABOVE GARAGE: No
ATTIC ACCESS IN HOME: Yes
OPENER: Yes (1)
BASEMENT/FINISHED: No
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Yes
SCHOOL DIST: Marion
POSSESSION: Closing (Land after fall harvest)
INSULATION:
 ATTIC: Blown
 WALLS: Blown, LR & DR batting
SEWAGE: New system or Village sewage
WATER: Well (Southwest of home by garage)
CISTERN: Yes, not in use
ANTENNA: Yes
CABLE: No
DISH: Yes
WATER HEATER/AGE: 6/06
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: None
ROOF TYPE.AGE: Asphalt/Unknown
WINDOWS: wood
STORMS: Some
SCREENS: Some
GARBAGE DISP: None

CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Advanced Agri, Wapak
MO.AVG/LEVEL BILLING: \$500/yr. estimate
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: Avg. \$89/mo.
OTHER: None
EXTERIOR: Wood
INTERIOR: Plaster
PROPERTY LINES:
NORTH: See new survey
SOUTH: See new survey
EAST: See new survey
WEST: See new survey
OTHER: N/A
TO STAY: All window coverings, and
everything fast and secured.

SELLER RESERVES: Personal Property

NEGOTIABLE: None

MEASUREMENTS:

Living Room: 15' 6 x 23'3
Kitchen/Dining: 13'6 x 15'2
Formal Dining: 14'2 x 15'2
Master Bedroom (down): 10' x 11'10
E. Bedroom (up): 13' 9 x 15'4
N. Bedroom (up): 15'2 x 15'6
W. Bedroom (up): 14' x 15'2
Utility Room: 6'6 x 14'9

BUILDINGS:

Barn: 42' x 100' plus 22' x 53' lean-to (west)
& 24' x 67' lean-to (south)
Machine Shed: 40' x 40'
Building: 26' x 58' plus other out buildings

NOTES:

The closing on Tract 2 may be delayed if the new
sewage system is not installed in time.

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**

TRACT ONE: (St. Rt. 705 & Reed Rd)

44.865 acres of bare land.

FSA records show tillable land for Tract One & Two 45.4 acres

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>	<u>CC Yield</u>
Corn	8.7	50	52
Beans	17.5	40	48
Wheat	11.5	50	52

This farm is not signed up for the acre program

Tenant: Joe Poepelman

County Parcel No: M49-0-411-07-00-00-10300

Annual Tax: \$1,681.02 of this \$396.96 is homestead

Assessment: Mile & Loramie Creeks
\$33.27 first half & 33.28 second half for a total of \$66.55 per year.

TRACT TWO: (St. Rt. 705 & Reed Rd)

5 acres with the home & buildings

County Parcel No: M49-0-411-07-00-00-10300

Will be a split

Estimated Annual Tax:

TRACT THREE: (Spencer Road)

61.687 acres

Tillable Land 60.2 acres

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>	<u>CC Yield</u>
Corn	50.1	105	105
Beans	10.1	41	41

This farm is not signed up for the acre program

Tenant: Mark Rutschilling

County Parcel No: M49-0-411-06-00-00-20100
and M49-0-411-07-00-00-10100

Annual Tax: \$702.26

Assessment: Mile & Loramie Creeks
\$37.09 first half & 37.10 second half for a total of \$74.19 per year.

Barn: 36' x 100' plus 30' x 100' lean-to (North)

TRACT FOUR: (Off Church St., in Osgood)

15.434 acres (of this 1.312 acres in the Village of Osgood)

FSA office shows tillable land 17 acres, however Tim Winner purchased 1.55 acres recently.

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>	<u>CC Yield</u>
Corn	9.1	105	165
Beans	7.9	38	46

This farm is not signed up for the acre program

Tenant: Mark Rutschilling

Annual Tax: \$181.22

Assessment: Mile & Loramie Creeks
\$14.30 first half & 14.30 second half for a total of \$28.60 per year.

M49-0-411-06-00-00-30300

M51-2-411-06-03-01-14300

REAL ESTATE TAXES: (Seller will pay the taxes and assessments due and payable in February and July, 2010.

NOTE: The only parcel that is being surveyed is Tract Two.

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