



131 E. Main St.
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368 Rutschilling

WELCOME TO

7252 St. Rt. 119, Maria Stein, Ohio



\$114,900.00

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





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PRICE: \$114,900 REDUCED **Number: 368**
OWNER: Kevin & Tara Rutschilling
PROPERTY ADDRESS: 7252 St. Rt. 119
 Maria Stein, Ohio
LEGAL DESC: Section 18 of Marion Township,
 County of Mercer, State of Ohio
PARCEL NO.: 31-067400.0000
ESTIMATED ANNUAL TAX: \$1,503.80
ASSESSMENT: \$12.64
BEDROOMS: 4
BATHS: 1 (plumbing for another) also shower
 in the basement
LOT SIZE: 3.38/ac
EST. SQ. FT.: 1,476
AGE OF HOME: 1905
HEAT/AGE/INST.: Fuel Oil/80's/CW
CENTRAL AIR/AGE/INST.: Yes/80's/CW
PLUMBER: North Star Plumbing & Heating
BUILDER: Unknown
ELECTRICIAN: Unknown
AMP ELEC. SERVICE: 100 Amp.
GARAGE: 15' x 20' building plus 28' x 30' barn
ATTIC ACCESS IN HOME: Yes
OPENER: Yes
BASEMENT/FINISHED: Yes/No
SUMP PUMP: No (Natural drain)
SCHOOL DIST: Marion Local
POSSESSION: Per rental agreement
INSULATION:
ATTIC: Batt
WALLS: Unknown
SEWAGE: Septic (pumped 2 yrs. ago, located
 south of the house)
WATER: Well
CISTERN: (Yes) 3
ANTENNA: Yes
CABLE: Time Warner Available
DISH: No
WATER HEATER/AGE: Electric/60's/80 gal.
WATER SOFTENER/AGE/OWNED: None
DISHWASHER: None
ROOF TYPE/AGE: Slate (part flat)
WINDOWS: Vinyl Replacement (1980's)

STORMS: No
SCREENS: Yes
GARBAGE DISP: No
CENTRAL VAC: No
UTILITY INFORMATION
GAS CO:
MO.AVG/LEVEL BILLING: Approx. \$1,000/yr.
 (heated first floor only) one vent upstairs
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: Unknown
OTHER: N/A
EXTERIOR: Vinyl (80's)
INTERIOR: Plaster
PROPERTY LINES:
NORTH: See Aerial Map
SOUTH:
EAST:
WEST:
OTHER:

NEIGHBORS:
 North: Steve & Stacy Schmidt
 West: Ivo & Linda Post
 South: Don & Jane Evers

TO STAY: Refrigerator and range

MEASUREMENTS:
 Kitchen/Dining: 9'4 x 13'8
 Living Room: 13' x 15'
 Family Room: 14'6 x 17'3
 Master Bedroom: 10'2 x 13'6
 S Bedroom: 13'4 x 15'2 (up)
 N Bedroom: 10'2 x 15' (up)
 E Bedroom: 13' x 15'

NOTES:
 Land is rented on a 50/50 share to Doc Fortkamp

**DON'T MISS THE OPPORTUNITY TO
 PURCHASE THAT HARD TO FIND HOME
 COUNTRY HOME WITH 3 ACRES IN THE
 MARION LOCAL SCHOOL DISTRICT.
 CALL TODAY FOR YOUR SHOWING.**

**INFORMATION & MEASUREMENTS ARE NOT
 WARRANTED!**