



# PUBLIC AUCTION



**WEDNESDAY, OCTOBER 26, 2011 AT 5:00 P.M.  
412 E. Kremer Hoying Rd., St. Henry, Ohio**



## REAL ESTATE

This Real Estate being part of Lot 86 of the Old Plat to the Village of St. Henry, County of Mercer, State of Ohio, containing 1.25 acres more or less. Located herein is a 1 ½ story home with 4 bedrooms, 2 ½ baths, living room, family room with fireplace, kitchen, dining, and basement. Also included is a one car attached garage plus a 2 car detached garage. PLEASE DISREGARD ALL PREVIOUS ASKING PRICES, THE SELLERS HAVE SET A LOW RESERVE OF \$115,000. DON'T MISS THIS OPPORTUNITY TO PURCHASE A HOME IN THE ST. HENRY SCHOOL DISTRICT. A BEAUTIFUL SETTING WITH A GREAT LOCATION, MANY MATURE TREES AND HARD TO FIND LARGE LOT IN ST. HENRY.

**TERMS ON REAL ESTATE:** \$5,000 down day of auction, balance at closing within 30 days, possession at closing. Real Estate taxes and assessments prorated to the date of closing. The home is subject to lead based paint disclosure, if the prospective buyer request an 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. Any statements made day of sale supersedes prior statements or advertisements.

**OPEN HOUSE WEDNESDAY, OCTOBER 5, 2011 FROM 5-7 P.M. or by appointment**

**AUCTIONEERS NOTE:** Go to our web sites for pictures at [www.randyevers.com](http://www.randyevers.com) or [auctionzip.com](http://auctionzip.com) (ID#4606)

**OWNER: LOUISE ANN STAMMEN ESTATE  
CHARLES J. STAMMEN & ROBERT STAMMEN, CO-EXECUTORS  
MEIKLE, TESNO AND LUTH LAW OFFICE  
WILLIAM MEIKLE, ATTORNEY FOR ESTATE  
MERCER COUNTY PROBATE CASE NO. 20091194**

Auctioneers licensed by the State of Ohio and Indiana.



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**AUCTION:** Wed. October 26, 2011 @ 5:00 PM

**OWNER:** Louise Ann Stammen Estate

**PROPERTY ADDRESS:** 412 E. Kremer Hoing Rd., St. Henry, Ohio

**LEGAL DESC:** Being part of Lot 86 of the Old Plat to the Village of St. Henry, County of Mercer, State of Ohio.

**PARCEL NO.** 230467000000

**ANNUAL TAX:** \$1,689.46

**ANNUAL ASSESSMENT:** \$15.92

**BEDROOMS:** 4

**BATHS:** 2 1/2

**LOT SIZE:** 116' x 468'

**EST. SQ. FT.:** 1,953

**AGE OF HOME:** 1951

**HEAT/AGE/INST.:** Gas Hot Water/40yrs./Lefeld

**CENTRAL AIR/AGE/INST.:** Yes 20-25 yrs.

**PLUMBER:** Lefeld & Francks

**BUILDER:** Tony Bernard

**ELECTRICIAN:** Borger

**AMP ELEC. SERVICE:** 200 amp

**GARAGE:** 1 Car Attached and 2 Car Detached

**ATTIC ABOVE GARAGE:**

**ATTIC ACCESS IN HOME:**

**OPENER:** Yes

**BASEMENT/FINISHED:** Partial

**SUMP PUMP:**

**SCHOOL DIST:** St. Henry

**POSSESSION:** Closing

**INSULATION:**

**ATTIC:** Batting

**WALLS:** Batting

**SEWAGE:** Village

**WATER:** Village

**CISTERN:** No

**ANTENNA:**

**CABLE:** Available

**DISH:** None

**WATER HEATER/AGE:** Electric

**WATER SOFTENER/AGE/OWNED:** Yes

**DISHWASHER:** Yes

**ROOF TYPE/AGE:** Asphalt/30 years

**WINDOWS:** Vinyl Replacement

**STORMS:** No

**SCREENS:** Yes

**GARBAGE DISP:** Yes

**CENTRAL VAC:** None

**UTILITY INFORMATION**

**GAS CO:** Dominion

**MO.AVG/LEVEL BILLING:** Unknown

**ELECTRIC CO:** DP&L

**MO. AVG/LEVEL BILLING:** Unknown

**EXTERIOR:** Vinyl/Aluminum

**INTERIOR:** Plaster

**PROPERTY LINES:** see aerial

**NORTH:** street

**SOUTH:** center of creek

**EAST:** Pole

**WEST:** hedges

**TO STAY:** Range, dishwasher, refrigerator, all window coverings and everything fast and secured.

**NEIGHBORS:** East: Mel and Marlene Luttmer

West: Ben Lefeld

**MEASUREMENTS:**

**Kitchen:** 7' x 13'

**Dining Room:** 17' x 13'

**Living Room:** 17' x 12'

**Great Room:** 20' x 13' with wood fireplace

**Master Bedroom:** 14' x 13'

**Bedroom:** 12' x 12'

**Bedroom:** 12' x 12'

**Bedroom:** 14' x 12'

**Utility Room:** 7' x 5'

**NOTES:**

This is a nice home with 1.25 acres in town with many mature trees, not many yards like this in town. Spacious home and plenty of room with the attached garage plus the detached garage for your car, boat etc.

**DON'T MISS THIS OPPORTUNITY, SELLING WITH A LOW RESERVE.**

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**