



EQUAL HOUSING  
OPPORTUNITY



**Ltd.**  
131 E. Main St.  
St. Henry, Ohio 45883  
(419) 678-4384



REALTOR®

**PRICE:** \$109,500

**NUMBER:** 352

**OWNER:** Charles and Christine Jacobs

**PROPERTY ADDRESS:** 8747 State Route 119, Maria Stein, Ohio

**LEGAL DESCRIPTION:** Being Lot 1, 2 and part Lot 31 and 32 of St. Johns Lots, County of Mercer, State of Ohio

**PARCEL NUMBER:** See Below

**LOT SIZE:**

**ANNUAL TAX:** \$1,333.58

**ASSESSMENT:** \$51.50 year, Maria Stein Lights

**BEDROOMS:** 1 Down and 3 Up

**BATHS:** 1 Down

**APPROXIMATE SQ. FOOT:** 1,656

**AGE OF HOME:** 1898

**HEAT:** GFA

**AIR CONDITIONING:** CA

**FURNACE AGE:** 12-15 year; Rheem 90+

**PLUMBER:** Gagel

**GARAGE:** 2 Car Detached; 26' x 26' insulated

**OPENER:** Yes

**BASEMENT:** Cellar

**FINISHED:** -----

**SUMP PUMP:** Natural

**SCHOOL DISTRICT:** Maria Stein

**POSSESSION:** Closing

**INSULATION:** Attic: Batting; Walls: Styrofoam behind sid

**SEWAGE:** None

**WATER:** Well

**CISTERN:** None

**ANTENNA OR CABLE TV:** Antenna

**WATER HEATER/AGE:** Electric

**ROOF TYPE/AGE:** Asphalt & Slate

**WINDOWS:** Kitchen: Casement; Others: Vinyl Rep.

**STORMS:** No

**SCREENS:** Yes

**WATER SOFTENER/OWNED:** Yes

**DISHWASHER:** No

**GARBAGE DISPOSAL:** No

**CENTRAL VACUUM:** No

**UTILITY INFO:** Gas: North Star

DR&L: \$60 avg./mo.

**EXTERIOR:** Vinyl

**INTERIOR:** Plaster

**SELLER RESERVES:** Personal Property

**NEGOTIABLE:** None

**NEIGHBORS:** West: Bob Brunswick East: Eugene Brackman

**TO STAY:** Iron filter, water softener, corner hutch in family room, window coverings and everything fast and secured.

**NOTES:**

\* PARCEL NUMBERS:

31-047700.0000

31-044000.0000

31-043900.0000

31-047600.0000

30' x 84' storage building

19' x 40' workshop

12' x 18' storage building

**MEASUREMENTS:**

Kitchen/Dining: 14'8 x 14'8

Living Room: 15' x 15'2

Family Room: 12'4 x 16'10

Master Bedroom: 14' 10 x 15'2

UP W Bedroom: 14'10 x 15'

UP S Bedroom: 14' 10 x 15'

UP Middle Bedroom: 12' x 16'10

Utility Room: Hook-up in kitchen

Office 5' x 6'

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED**

