

RANDY EVERS REAL ESTATE AND AUCTION CO., LTD. 131 E. MAIN ST., ST. HENRY, OHIO

TO BE OFFERED AT PUBLIC AUCTION: Wednesday, July 15, 2009 at 6:00 p.m.

OWNER: Frank and Carol Birkmeyer

PROPERTY ADDRESS: 416 E. Walnut St., Coldwater, Ohio

LEGAL DESCRIPTION: Being Outlot 9 in the Village of Coldwater, County of Mercer, State of Ohio.

PARCEL NO.: 05-023300.0000

ANNUAL TAX: 1,240.38

ASSESSMENT: None known

BEDROOMS: 3

BATHS: 2

LOT SIZE: 54' x 138'

EST. SQ. FOOTAGE: 1,633

AGE OF HOME: 1918

HEAT: Gas Water Heat

FURNACE AGE: 14 yrs.

FURNACE INSTALLER: CW Service

CENTRAL AIR: Central

CENTRAL AIR INSTALLER: CW Service (12 yrs.)

PLUMBER: Rish

BUILDER: Unknown

ELECTRICIAN: Updated by seller, first floor and basement (see note)

AMP. ELECTRIC SERVICE: 100 amp.

GARAGE: 2 Car attached 20' x 35'

ATTIC ABOVE GARAGE: yes

ATTIC ACCESS IN HOME: yes

OPENER: yes

BASEMENT: Yes

BASEMENT FINISHED: No

BASEMENT CONTRACTOR: Unknown

SUMP PUMP: Yes

SCHOOL DISTRICT: Coldwater

POSSESSION: Closing

INSULATION:

ATTIC: Blown, old and new addition

WALLS: Batting, old part blown

SEWAGE: Village

WATER: Village

CISTERN: None

ANTENNA: None

CABLE: Yes

DISH: None

WATER HEATER: Gas

WATER HEATER AGE: under 5 yrs. (Rish)

WATER SOFTENER/OWNED: Yes 20 yrs. (see note)

DISHWASHER: yes

ROOF TYPE: Asphalt

ROOF AGE: See note below

WINDOWS: Vinyl Replacement 12 yrs.

STORMS: No

SCREENS: Yes

GARBAGE DISPOSAL: Yes 12 yrs.

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: Dominion Gas

MONTHLY AVG./LEVEL BILLING: \$145.00

ELECTRIC COMPANY: DP&L:

MONTHLY AVG./LEVEL BILLING: \$132.00 (see note)

OTHER:

EXTERIOR: Vinyl 20 plus years

INTERIOR: plaster and drywall

PROPERTY LINES:

NORTH: alley

SOUTH: street

EAST: sidewalk difference

WEST: Just west of garage

OTHER:

TO STAY:

All window coverings, refrigerator, range, dishwasher, and everything fast and secured.

SELLER RESERVES:

None

NEGOTIABLE:

None

NEIGHBORS:

East: Ms. Boeke

MEASUREMENTS:

Kitchen/Dining: 12'4 x 19'2

Living Room: 12'4 x 15'4

Family Room: 12'4 x 15'4

Master Bedroom: 11' x 12'2 (down)

Utility Room: 12' x 14'2

W Bedroom UP: 10'8 x 1'8'5

E Bedroom UP: 12'3 x 18'

Porch: 7'2 x 26'6

New Bath: 8' x 14'

NOTES:

Seller kept the home cool in the summer

Electric Note: Koester looked at the other part of the house and said electric is ok.

Water softener: Central Soft Water (demand unit)

A very nice affordable home with nice improvements recently.

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!