

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

TO BE OFFERED AT PUBLIC AUCTION: Saturday, June 13, 2009 at 12:00 Noon. Sale starts at 11:00 AM

OWNER: Luke Clune

PROPERTY ADDRESS: 79 W. Main Street, Chickasaw, Ohio

LEGAL DESCRIPTION: Being Lot No. 19 and the West Half of Lot. No. 20 of the Seitz Addition, to the Village of Chickasaw, County of Mercer, State of Ohio.

PARCEL NO.: 35-025400.0000

ANNUAL TAX: \$1,795.78 (of this amount \$437.34 is homestead)

ASSESSMENT: None Known

BEDROOMS: 4 (2 down & 2 up)

BATHS: 1

LOT SIZE: 90' x 132'

EST. SQ. FOOTAGE: 1,190

AGE OF HOME: 1960

HEAT: Fuel Oil Hot Water

FURNACE AGE: 01/31/08

FURNACE INSTALLER: Francks

CENTRAL AIR: None

CENTRAL AIR INSTALLER: N/A

PLUMBER: Francks

BUILDER: Albert Puthoff, Luke and etal.

ELECTRICIAN: Unknown

AMP. ELECTRIC SERVICE: 100 Amp.

GARAGE: 2 car

ATTIC ABOVE GARAGE: Yes (open)

ATTIC ACCESS IN HOME: garage

OPENER: Yes

BASEMENT: Yes

BASEMENT FINISHED: No

BASEMENT CONTRACTOR: Unknown

SUMP PUMP: Yes

SCHOOL DISTRICT: Marion Local

POSSESSION: Closing

INSULATION:

ATTIC: Batting

WALLS:

SEWAGE: Village

WATER: Village

CISTERN: No

ANTENNA: No

CABLE: Time Warner

DISH: No

WATER HEATER: Electric Heater

WATER HEATER AGE: unknown

WATER SOFTENER/OWNED: Yes 7/30/04 Francks

DISHWASHER:

ROOF TYPE: Asphalt

ROOF AGE:

WINDOWS: Vinyl replacement

STORMS:

SCREENS:

GARBAGE DISPOSAL: No

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: Fuel Oil

MONTHLY AVG./LEVEL BILLING: 185.00 mo. avg.

ELECTRIC COMPANY: DP&L

MONTHLY AVG./LEVEL BILLING: \$45/month

OTHER:

EXTERIOR: Vinyl

INTERIOR: Plaster

PROPERTY LINES:

NORTH: Barrel

SOUTH: Street

EAST: Pole

WEST: Pole

OTHER:

TO STAY:

All window coverings and everything fast and secured

SELLER RESERVES:

Personal Property

NEGOTIABLE:

None

NEIGHBORS:

East: Ken and Carol Schlarman

West: Roger & Kathy Knapke

MEASUREMENTS:

Kitchen/Dining: 14'4 x 14'4

Living Room: 12'4 x 19'

Master Bedroom: 12'4 x 13'6

Bedroom: 12'2 x 11'9

Up Bedroom East: 11'10 x 12'6

Up Bedroom West: 8'7 x 11'0 plus 5' x 5'8

NOTES:

Fuel Oil cost is based on \$4.00/ga.

May be hardwood under the living room carpet

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!