



131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648

Email: [randy@randyevers.com](mailto:randy@randyevers.com)  
web site: [randyevers.com](http://randyevers.com)



**PRICE:** See Page Two

**OWNER:** Dale and Lynne Hess

**PROPERTY ADDRESS:** 5831 St. Rt. 119, St. Henry, Ohio.

**LEGAL DESC:** Section 24 Granville Township, County of Mercer, State of Ohio.

**PARCEL NO.** see below

**ANNUAL TAX:** See below

**ASSESSMENT:** See below

**BEDROOMS:** 3

**BATHS:** 1 1/2

**LOT SIZE:** see below

**EST. SQ. FT.:** 1,725

**AGE OF HOME:** 1977

**HEAT/AGE/INST:** Electric Ceiling Cable  
Fuel Oil HW for basement (from old house)

**CENTRAL AIR/AGE/INST.:** None

**PLUMBER:** Lefeld

**BUILDER:** Art Rindler

**ELECTRICIAN:** Louie Hamberg

**AMP ELEC. SERVICE:** 200 amp

**GARAGE:** 2 car attached

**ATTIC ABOVE GARAGE:** Yes

**ATTIC ACCESS IN HOME:** Garage

**OPENER:** Yes

**BASEMENT/FINISHED:** Partial

**BASEMENT CONTRACTOR:** Unknown

**SUMP PUMP:** Yes

**SCHOOL DIST:** See below

**POSSESSION:** Land closing, home after 5/1/10

**INSULATION:**

**ATTIC:** Blown

**WALLS:** Batting

**SEWAGE:** North of home (pumped 3/06)

**WATER:** Well (North of Home) Sub. pump

**ANTENNA:** Yes

**CABLE:** No

**DISH:** None

**WATER HEATER/AGE:** Elec./Lefeld/7/02

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

**DISHWASHER:** Yes

**ROOF TYPE/AGE:** Asphalt (South side 2008  
Other side (11 yrs.)

**WINDOWS:** DP double hung

**STORMS:** None

**CISTERN:** Under garage

**SCREENS:** Yes

**GARBAGE DISP:** None

**CENTRAL VAC:** Plumbing only

**UTILITY INFORMATION**

**GAS CO:** (Fuel Oil)

**MO.AVG/LEVEL BILLING:** \$1,214/yr. for  
2008 and \$352.00 for 2009

**ELECTRIC CO:** Midwest

**MO. AVG/LEVEL BILLING:** \$3,044 for 2008  
\$3,010 for 2009

**OTHER:** None

**EXTERIOR:** Brick/Vinyl

**INTERIOR:** Plaster

**PROPERTY LINES:**

**NORTH:** see map

**SOUTH:** see map

**EAST:** see map

**WEST:** see map

**OTHER:** N/A

**TO STAY:** All window coverings, and  
everything fast and secured.

**SELLER RESERVES:** Personal Property

**NEGOTIABLE:** Range

**NEIGHBORS:** East: Louis Hamberg

West: Adam and Amanda Weitzel

West: Phil and Marge Weitzel,

South: Luke and Barb Broering

**MEASUREMENTS:**

Living Room: 13' x 18'

Kitchen: 12' x 14'

Dining: 12' x 20'

Master Bedroom: 11'10 x 14'

SW Bedroom: 12 x 13'

SE Bedroom: 11'6 x 13'3

Utility Room: 6'6 x 12'

**NOTES:**

2002 Back patio with Hot Tub

1990 Main tile replaced thru the farm, goes from  
a 12" to 24", also two 6" tiles added on each side  
of main to hook up lateral tiles.

Kleinhenz Bros. have the steer contract

Capacity 200 steers with three groups per year.

Steers are around 900 lbs. when brought in.

Seller to finish the next bunch of steers (should  
be finished around end of May)

**BUILDINGS:**

Garage on east side of barn: 23' x 24' (insulated)  
Main Steer Barn: 60' x 100' built in 1999  
West steer building: 30' x 60' built in 2004  
Machine Shed: 40' x 128' with concrete (North end built in 1978, south end built in 1999  
Has concrete foundation.  
Small calf building  
20' x 60' block silo with Hanson unloader  
Unloader was re-worked not too long ago by (Homan equipment)  
50' and 64' bunks  
4,500 bu. Grain bin with fan and dryer  
2,500 bu. bin with fan

**TRACT ONE:** Price: \$385,000.00  
Includes the home all buildings and 10.776 acres

**TRACT TWO:** Price: \$8,150.00/ac.  
(\$725,138.10) Total  
73.974 acres more or less of bare land plus 15 acres more or less of woods, total 88.974 acres more or less.  
Total acres 99.75, Tract 1 and 2: \$1,110,138.10 (\$11,129.20/ac.)

**REAL ESTATE TAXES:**

Tract One Annual Tax: \$3,622.70  
Annual Assessment: : None known  
County Parcel Number: 20-037220.0000  
Tract Two Annual Tax: \$639.86  
Annual Assessment: : None known  
County Parcel Numbers: 20-037210.0000  
19-000500.0200 and 19-000500.0000

**NOTE:** 30 acres of plow down wheat (can be put in the silo) plus 10 acres of wheat that can be harvested. (This will go to the new buyer)

**Possible seller financing terms for the bare land.**

**Procedure:** May purchase as a whole or separate  
The sellers may want to have tract one sold prior to selling tract two.

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>	<u>CC Yield</u>
Corn	45.7	97	117
Beans	22	40	48
Wheat	.4	58	58
Oats	.6	70	61

This farm is not signed up for the acre program  
Total cropland 84.4 acres  
(part of Tract one is included)

**SCHOOL DISTRICT:**

10.776 acres and 20.16 acres in The St. Henry School District, remaining 68.814 acres in the Marion Local School District.

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**