

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

**PRICE:** \$115,000.00 **NUMBER:** 131

**OWNER:** Leo J. Hess

**PROPERTY ADDRESS:** 6190 St. Rt. 274, Celina, Ohio (Carthagena)

**LEGAL DESCRIPTION:** Being situated in Section 18 of Marion Township, County of Mercer, State of Ohio.

**PARCEL NO.:** 32-011300.0000

**ANNUAL TAX:** \$1,431.26

**ASSESSMENT:** None Known

**BEDROOMS:** 2

**BATHS:** 1 1/2

**LOT SIZE:** 1.13 acres

**EST. SQ. FOOTAGE:** 1206

**AGE OF HOME:** 1983

**HEAT:** GFA

**FURNACE AGE:** 1983

**FURNACE INSTALLER:** North Star

**CENTRAL AIR:** Yes

**CENTRAL AIR INSTALLER:** 1983 - CW Service

**PLUMBER:** North Star

**BUILDER:** Dan Heitkamp

**ELECTRICIAN:** North Star

**AMP. ELECTRIC SERVICE:** 200 AMP

**GARAGE:** Yes 15'3 x 22'

**ATTIC ABOVE GARAGE:** Yes

**ATTIC ACCESS IN HOME:**

**OPENER:** Yes

**BASEMENT:** Yes

**BASEMENT FINISHED:** Part - Bedroom

**BASEMENT CONTRACTOR:** Unknown

**SUMP PUMP:** Yes & Batt Back up

**SCHOOL DISTRICT:** St. Henry

**POSSESSION:** Closing

**INSULATION:**

**ATTIC:** Blown

**WALLS:** Batting

**SEWAGE:** Septic

**WATER:** Well

**CISTERN:** None

**ANTENNA:** Yes

**CABLE:** Hook Up Available

**DISH:** No

**WATER HEATER:** Gas

**WATER HEATER AGE:** 1983

**WATER SOFTENER/OWNED:** Yes

**DISHWASHER:** No

**ROOF TYPE:** Asphalt - 25 yr.

**ROOF AGE:** 2009

**WINDOWS:** Andersen dp wood

**STORMS:** Yes

**SCREENS:** Yes

**GARBAGE DISPOSAL:** No

**CENTRAL VACUUM:** No

**UTILITY INFORMATION:**

**GAS COMPANY:** LP Landmark

**MONTHLY AVG./LEVEL BILLING:**

**ELECTRIC COMPANY:** DP&L

**MONTHLY AVG./LEVEL BILLING:**

**OTHER:**

**EXTERIOR:** Vinyl

**INTERIOR:** Drywall

**PROPERTY LINES:**

**NORTH:** see map

**SOUTH:**

**EAST:**

**WEST:**

**OTHER:**

**TO STAY:**

All window coverings and everything fast and secured.

**SELLER RESERVES:**

Personal Property

**NEGOTIABLE:**

Refrigerator 3-4 years; Dryer 1983; Gas Range 1983

**NEIGHBORS:**

North: Joe and Ann Hess

West: Bill and Kathy Koesters

**MEASUREMENTS:**

Living Room: 12'10 x 18'

Family Room: 11'2 x 11'6

Kitchen/Dining: 11'2 x 13'6

Master Bedroom: 11'3 x 13'9 w/ double closets

Bedroom: 11'2 x 13'

Utility Room: 5'8 x 11'10

Closet: 4'6 x 9'3

Basement Bedroom: L-Shaped less furnace area.

9' x 12'4

Shed: 12' x 14'

**NOTES:**

Gas unvented heater in the basement.

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**