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**PRICE:** \$99,500 **REDUCED** **Number:** 352  
**OWNER:** Charles and Christine Jacobs  
**PROPERTY ADDRESS:** 8747 St. Rt. 119, Maria Stein, Ohio  
**LEGAL DESC:** Being Lot No. 1, 2, part Lot 31, and 32 of the St. Johns Lots, County of Mercer, State of Ohio.  
**PARCEL NO.** 31-047700.0000, 31-044000.0000, 31-043900.0000, 31-047600.0000  
**ANNUAL TAX:** \$1,467.10  
**ASSESSMENT:** \$51.50 Maria Stein Lights  
**BEDROOMS:** 1 down & 3 up  
**BATHS:** 1 down  
**LOT SIZE:** see attached map  
Approx. 120' x 275' (3/4 of an acre)  
**EST. SQ. FT.:** 1,656  
**AGE OF HOME:** 1898  
**HEAT/AGE/INST.:** GFA/15 years/Gagel  
**CENTRAL AIR/AGE/INST.:** CA/15 years/Gagel  
**PLUMBER:** Gagel  
**BUILDER:** Unknown  
**ELECTRICIAN:** Unknown  
**AMP ELEC. SERVICE:** 100 amp.  
**GARAGE:** 2 car detached (26' x 26') insulated  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Door  
**OPENER:** Yes  
**BASEMENT/FINISHED:** No  
**BASEMENT CONTRACTOR:** Unknown  
**SUMP PUMP:** No, natural drain  
**SCHOOL DIST:** Marion Local  
**POSSESSION:** Closing  
**INSULATION:**  
**ATTIC:** Batting  
**WALLS:** Walls Styrofoam behind siding  
**SEWAGE:** Private  
**WATER:** Well  
**CISTERN:** None  
**ANTENNA:** Antenna  
**CABLE:** None, available  
**DISH:** None  
**WATER HEATER/AGE:** Electric/unknown  
**WATER SOFTENER/AGE/OWNED:** Yes  
**DISHWASHER:** None  
**ROOF TYPE/AGE:** Slate & Asphalt, unknown  
**WINDOWS:** Kitchen casement, others (vinyl replacement) age unknown  
**STORMS:** No

**SCREENS:** Yes  
**GARBAGE DISP:** None  
**CENTRAL VAC:** None  
**UTILITY INFORMATION**  
**GAS CO:** North Star  
**MO.AVG/LEVEL BILLING:** Unknown  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:** \$60.00/mo. avg.  
**OTHER:** N/A  
**EXTERIOR:** Vinyl  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
**NORTH:** see map  
**SOUTH:**  
**EAST:**  
**WEST:**  
**OTHER:**  
**TO STAY:** Iron filter, water softener, corner hutch in family room, all window coverings, and everything fast and secured.  
**SELLER RESERVES:** Personal Property  
**NEGOTIABLE:** None

**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  
W. Bedroom (up): 14'10 x 15'  
S. Bedroom (up): 14'10 x 15'  
Middle Bedroom (up): 12' x 16'10  
Washer & Dryer hookup in the kitchen, previously was in the basement  
Office: 5' x 6'  
20' x 84' storage building (former chicken house)  
19' x 40' workshop (former chicken house)  
12' x 18' storage building  
**NEIGHBORS:** West: Bob Brunswick  
East: Eugene Brackman

**NOTES:**  
TAKE ADVANTAGE OF THE FEDERAL GRANT BEFORE APRIL 30<sup>TH</sup>! CALL US TODAY FOR YOUR SHOWING!

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**