



131 E. Main St.
St. Henry, Ohio 45883
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PRICE: \$99,500 REDUCED Number: 132
OWNER: Elmer and Irene Klosterman
PROPERTY ADDRESS: 101 E. Main St.,
Burkettsville, Ohio
LEGAL DESC: Section 34 of Granville
Township, Village of Burkettsville, County of
Mercer, State of Ohio.
PARCEL NO. 22-000700.0000
ANNUAL TAX: \$1,055.00
(of this amount \$368.08 is homestead)
ASSESSMENT: \$2.08/yr., Wabash Conservancy
BEDROOMS: 3
BATHS: 2
LOT SIZE: 205' x 215' (1.012 acres)
EST. SQ. FT.: 1,724
AGE OF HOME: 1949
HEAT: Fuel Oil Hot Water
FURNACE AGE/INST.: ??
CENTRAL AIR: None
CENTRAL AIR AGE/INST.: N/A
PLUMBER: North Star
BUILDER: Albers original owner
ELECTRICIAN: None
AMP ELEC. SERVICE: 100
GARAGE: 2 car, 20' x 24'
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: None
BASEMENT CONTRACTOR: N/A
SUMP PUMP: None
SCHOOL DIST: St. Henry
POSSESSION: 30 days after closing or sooner
INSULATION:
ATTIC: unknown
WALLS: unknown
SEWAGE: Village
WATER: Well
CISTERN: None
ANTENNA: Yes
CABLE: No
DISH: Yes
WATER HEATER: Electric
WATER HEATER AGE: 2008
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes (2 yrs.)
ROOF TYPE.AGE: Asphalt, 3 yrs.
WINDOWS: Wood

STORMS: Some
SCREENS: Some
GARBAGE DISP: None
CENTRAL VAC: No
UTILITY INFORMATION
GAS CO: Fuel Oil
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING:
OTHER:
EXTERIOR: Brick and aluminum
INTERIOR: Plaster
PROPERTY LINES:
NORTH: Close to the field
SOUTH: Road
EAST: Bushes on this property, east of garden
WEST: Pole
TO STAY:
All window coverings, refrigerator (age?),
range, washer and dryer (2-3 yrs.), utility shed,
and everything fast and secured.

SELLER RESERVES: None

NEGOTIABLE: None

NEIGHBORS:

West: Zachary Stammen

East: Betty Darland

MEASUREMENTS:

Living Room: 14' x 17'

Family Room: 14' x 16'

Kitchen: 11' x 18'

Dining: 11' x 19'

Master Bedroom: 12' x 14'

Bedroom: 9' x 11'

Bedroom: 12 x 14'

Utility Room: 6' x 13'

NOTES:

A very spacious brick ranch style home with a large yard in Burkettsville.
A PERFECT HOME FOR THE FIRST TIME HOME BUYER, JUST IN TIME TO TAKE ADVANTAGE OF THE \$8,000 FEDERAL GRANT.

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!

