

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

TO BE OFFERED AT PUBLIC AUCTION:Sat. October 17, 2009, Real Estate sells at 12:00 Noon, Sale starts at 9:00 a.m.

OWNER: Thomas A. Schlarman Estate, Barbara J. Schlarman Executrix

PROPERTY ADDRESS: 3164 St. Rt. 119, St. Henry, Ohio

LEGAL DESCRIPTION: Real Estate situated in Section 19 of Granville Township, County of Mercer, State of Ohio, containing 7 acres more or less, subject to survey.

PARCEL NO.: 20-021800.0000

ANNUAL TAX:\$1,591.92 (See below under Notes for estimated tax)

ASSESSMENT\$5.90 Wabash Conservancy

BEDROOMS: 1 down and 3 up

BATHS: 1

LOT SIZE: 7 acres (575' x 530') estimated

EST. SQ. FOOTAGE: 1,667

AGE OF HOME: 1900

HEAT: Gas Forced Air and Classic wood burner (no heat upstairs)

FURNACE AGE:gas unknown, wood 3 yrs.

FURNACE INSTALLER:place in Portland

CENTRAL AIR: None

CENTRAL AIR INSTALLER: N/A

PLUMBER: Ron May

BUILDER: Unknown

ELECTRICIAN:None in particular

AMP. ELECTRIC SERVICE: 100 amp.

GARAGE: 2 car attached (25' 6 x 29') 25 yrs.

ATTIC ABOVE GARAGE: yes

ATTIC ACCESS IN HOME:garage

OPENER: yes

BASEMENT:cellar

BASEMENT FINISHED:no

BASEMENT CONTRACTOR:Unknown

SUMP PUMP: No natural

SCHOOL DISTRICT:St. Henry

POSSESSION:Home 1/1/2010, buildings at closing, land after harvest

INSULATION:

ATTIC: Batt

WALLS: Batt

SEWAGE: Septic, West of the house

WATER: Well (Quinter, 1996, 169' depth)

CISTERN: None

ANTENNA:Yes

CABLE: No

DISH: Yes

WATER HEATER:Electric

WATER HEATER AGE:Unknown

WATER SOFTENER/OWNED:Yes

DISHWASHER: Yes

ROOF TYPE:SS and other metal

ROOF AGE: 6-7 yrs.

WINDOWS: Some Andersen (DH)

STORMS: Some

SCREENS: Some

GARBAGE DISPOSAL: No

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: LP Landmark (used very little)

MONTHLY AVG./LEVEL BILLING:

ELECTRIC COMPANY: DP&L

MONTHLY AVG./LEVEL BILLING:

OTHER:

EXTERIOR:Vinyl

INTERIOR:Plaster

PROPERTY LINES:

NORTH:will have new survey

SOUTH:

EAST:

WEST:

OTHER:

TO STAY:

All window coverings, and everything fast and secured.
Also Classic wood burner in machine shed.

SELLER RESERVES:

White portable building south of west machine shed will be sold, also any and all Personal Property.

NEGOTIABLE:

None

NEIGHBORS:

West: Roger Pottkotter East: Ken Schlarman

North: Bob and Phyllis Reier

North: Roger and Connie Klenke

MEASUREMENTS:

Master Bedroom (down): 12' x 13'

East Bedroom (up): 12'5 x 13'2

West Bedroom (up): 13' x 14'2

South Bedroom Up: 12'2 x 17'4

Bath: 8'2 x 10'3

Living Room: 12' x 31'

Family Room: 13' x 14'

Kitchen/Dining: 17'6 x 21'3

Utility Room: 6'2 x 20'

Patio: 12' x 16' vinyl deck plus porch area 5'6 x 31'

Barn: 30' x 56' plus lean-to

Machine Sheds: East: 40' x 64' and West 48' x 50'
plus other out buildings.

NOTES:

DON'T MISS YOUR CHANCE TO PURCHASE A
BEAUTIFUL COUNTRY SETTING, YET CLOSE TO
TOWN!

Real Estate Taxes: Estimated annual tax for the home,
buildings, and 7 acres:

Not qualifying for CAUV: \$1,750.00/yr.Estimated

Qualifying for CAUV: \$1,300.00/yr/ Estimated

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!

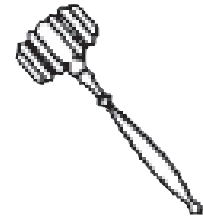


PUBLIC AUCTION

SATURDAY, OCTOBER 17, 2009 AT 9:00 A.M.

REAL ESTATE SELLS AT 12:00 NOON

3164 St. Rt. 119 St. Henry, Ohio



**Go west of St. Henry, Oh. on SR 119, 1 1/2 miles or go 4 1/2 miles east of Ft. Recovery, Oh. on SR 119 to Auction
REAL ESTATE**

This Real Estate situated in Section 19 of Granville Township, County of Mercer, State of Ohio, containing 7 acres more or less, subject to survey. Located herein is a two story home with 4 bedrooms, bath, kitchen/dining, family room, large living room, utility room, & two car attached garage. Also included is a 30' x 56' barn plus lean-to, 40' x 64' and 48' x 50' machine sheds. Home is heated with gas forced air plus a Classic outside wood burner. **IF YOU ARE LOOKING FOR THAT HARD TO FIND MINI FARM IN THE ST. HENRY COUNTRY, DON'T MISS THIS OPPORTUNITY. TERMS ON REAL ESTATE:** \$10,000 down day of auction, balance at closing within 30 days. The Estate to pay the real estate taxes due & payable in February & July, 2009. Possession of home Jan. 1, 2010, possession of buildings at closing, possession of land after fall harvest. The home is subject to lead based paint disclosure. If a prospective buyer requests an inspection, it must be completed prior to the auction at the buyer's expense. The Real Estate & Auction Co. represent the sellers. Real Estate is being sold with reserve. **CHECK WITH YOUR LENDER FOR FINANCING & COME TO THE AUCTION PREPARED TO BID. TAKE ADVANTAGE OF THE \$8000 TAX CREDIT BEFORE IT ENDS.**



OPEN HOUSE WEDNESDAY, SEPTEMBER 16, 2009 FROM 5-7 P.M. OR BY APPOINTMENT

TRACTOR, FARM MACHINERY, & TOOLS

John Deere 4430 tractor with full cab, dual remote, 18.4 x 38 rear tires, 7,937 hrs. with T-Rail duals; JD 4400 combine with 3,557 hrs. & JD #215, 15' grain head; JD 4400 combine with 3,102 hrs.; JD #444 four wide row corn head; JD TO110 15' wheel disc; JD 145A, 4-14 semi mtd. plow; JD 400 rotary hoe; JD 1010, 13 1/2' field cultivator; JD 1209, 9' hay bine; JD 7000 four wide row planter with dry fert. & monitor; JD 8300, 23-7 grain drill with harrow teeth & packer wheels; JD 336 baler; J&M 200 & 250 bu. hopper wagons with JD gears; (2) J&M hopper wagons with J&M gears; (4) 16' flat bed wagons with J&M gears; (2) 16' flat bed wagons with JD gears; 6' x 12' livestock trailer; Onan 20 KW alternator; Ford 7' 3 pt. blade; NI R218 rake; NI crimper; JD 700 feed grinder; JD 40' PTO driven elevator; JD 16' harrigator; Dunham 16' cultipacker; two wheel trailer; rear 3 pt. forks; (2) JD quick hitch; steel drag; field sprayer w/ o booms; log splitter with 24" yoke; hyd. cylinders; 18.4 x 34 T rail duals; Cyclone seeder; silo pipe; 4" plastic tile; 12' x 16' port. shed; plastic pick up tool box; Lincoln 225 amp welder; fuel tanks; log chains; Northern 1 hp single phase meat grinder with attachments; water softener salt; r/t wheel barrel; air compressor; table saw; Delta pwr. miter saw; elec. impact wrench; 3/4" socket set; hand tools; bolt cutters; port. air tank; hyd. jack; tree trimmer; chain saws; Dewalt 18V cordless drill; Dewalt circular saw; Dewalt Sawzall; pwr. grease gun; CH air impact, chisel with tools set; battery charger; Clipper grain cleaner; port. grain dryer; wire panels; gates; 5' Keller step ladder; & more!

LAWN TRACTOR, HOUSEHOLD, COLLECTIBLES & GUNS

JD LX266 16 hp. lawn tractor, 38" deck & 377 hrs; 2 1/2' x 3 1/2' tilt dump trailer; JD 624 front tine tiller; Fimco 15 gal. sprayer; 2006 Maytag 26 cu. ft. side by side white refrigerator with water & ice maker; Maytag gas 30" range; Ewave sm. freezer; 2 pc. brown couch & chair with ottoman; maple rocker; many misc. household items; curio cabinet with beveled glass; ice cream maker; Esco 12 pl. setting of china; dishes; George Rogers silverware set; egg scale; Dazey #40 butter churn; 6 qt. butter churn; 15 gal. crock w/handles & other crocks; salt shakers; Little Hustler miniature cast iron sewing machine; canning jars; meat saws; chicken crates; 6 gun wood gun cabinet; Glenfield model 75C, 22 repeater rifle; Stevens single shot 12 ga; SR model 33 pump rifle; Stevens single shot 12 ga; single shot 12 ga; & Marlin 22 bolt action rifle!

OWNER: THOMAS A. SCHLARMAN ESTATE

BARBARA J. SCHLARMAN, EXECUTRIX

JUDY KOESTERS, ATTORNEY MERCER COUNTY PROBATE CASE NO. 20091167

AUCTIONEERS NOTE: IF YOU HAVE QUESTIONS ON ANY ITEM CALL KEN SCHLARMAN (419) 852-3734. IF YOU ARE LOOKING FOR SOME WELL CARED FOR FARM MACHINERY, PLAN TO ATTEND THIS AUCTION. VIEWING OF ALL ITEMS SATURDAY, OCTOBER 10, 2009 FROM 1-3 P.M. Go to our web sites for pictures!

Lunch by St. Henry Nite Club

Porta Toilet by MSI

Clerks: Brad Evers & Bob Poeppelman

Terms: Positive I.D. required, number system will be used, Cash or Check, any statements made day of sale supersedes prior statements or advertisements, not responsible for accidents or theft. All items sold "as is" all sales final.



RANDY EVERS

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ARLING EVERS



AUCTIONEERS LTD.

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