



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:** \$110,000.00    **Number:** 149  
**OWNER:** Norbert & Adele Stelzer  
**PROPERTY ADDRESS:** 251 Spring St., St. Henry, Ohio  
**LEGAL DESC:** Being Lot #8 to the Bruns Addition to the village of St. Henry, County of Mercer, State of Ohio  
**PARCEL NO.** 23-042500.0000  
**ANNUAL TAX:** \$1,462.24 (\$1,090.62 if hmstd)  
**ASSESSMENT:** None Known  
**BEDROOMS:** 3  
**BATHS:** 1  
**LOT SIZE:** 90' x 97'  
**EST. SQ. FT.:** 1,363  
**AGE OF HOME:** 1962  
**HEAT/AGE/INST.:** GFA/June 2010/Buschurs  
**CENTRAL AIR/AGE/INST.:** Yes-10 yrs.  
**PLUMBER:** Francks  
**BUILDER:** Bob Bruns  
**ELECTRICIAN:** N.A.  
**AMP ELEC. SERVICE:** 100 Amp Fuse  
**GARAGE:** 1 Car  
**ATTIC ABOVE GARAGE:**  
**ATTIC ACCESS IN HOME:**  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Yes/No  
**BASEMENT CONTRACTOR:** -----  
**SUMP PUMP:** Natural  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** Closing  
**INSULATION:**  
    **ATTIC:** Blown  
    **WALLS:**  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** None  
**ANTENNA:** None  
**CABLE:** Hometown  
**DISH:** No  
**WATER HEATERAGE:** Electric/12/23/08  
**WATER SOFTENER/AGE/OWNED:**  
Yes/Rented from Central Soft Water  
**DISHWASHER:** No  
**ROOF TYPE.AGE:** Asphalt/5+ years  
**WINDOWS:** Aluminum and original  
**STORMS:** Yes  
**SCREENS:** Yes  
**GARBAGE DISP:** Yes

**CENTRAL VAC:** No  
**UTILITY INFORMATION**  
    **GAS CO:** Dominion  
    **MO.AVG/LEVEL BILLING:** N/A  
    **ELECTRIC CO:** DP&L  
    **MO. AVG/LEVEL BILLING:** \$58.00  
**OTHER:** N/A  
**EXTERIOR:** Brick  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
    **NORTH:** see sidewalk  
    **SOUTH:** 1/2 way between homes  
    **EAST:** in line with neighbors garden  
    **WEST:** street  
    **OTHER:**  
**TO STAY:** All window coverings and everything fast and secured.  
**SELLER RESERVES:** None

**NEGOTIABLE:** Refrigerator and some other personal property.

**NEIGHBORS:**  
South: Jim & Phyllis Rutschilling

**MEASUREMENTS:**  
Kitchen/Dining: 9'10 x 21'6  
Living Room: 14'3 x 20'3  
S Bedroom: 10'9 x 12'2  
N Bedroom: 12' x 12'  
Bedroom: 12'4 x 12'9

**NOTES:**  
Nice ranch style home on a quiet street in St. Henry

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**