



131 E. Main St.
St. Henry, Ohio 45883
(419) 678-4384

PRICE: \$137,500.00

NUMBER: 120

OWNER: Robert T. Uhlenhake

PROPERTY ADDRESS: 261 E. Kremer Hoying Rd., St. Henry, Ohio

LEGAL DESCRIPTION: Being Section 16 of Granville Township, Village of St. Henry, County of Mercer, State of Ohio.

PARCEL NUMBER: 23-00630.0000

LOT SIZE: 100' x 200'

ANNUAL TAX: \$1,529.94

ASSESSMENT: None Known

BEDROOMS: 3

BATHS: 2

APPROXIMATE SQ. FOOT: 1560

AGE OF HOME: 1959

HEAT: GFA (1988)

AIR CONDITIONING: CA

FURNACE AGE: (1988)

PLUMBER: Lefeld

GARAGE: 2 Car

OPENER: Yes

BASEMENT: Yes

FINISHED: No

SUMP PUMP:

SCHOOL DISTRICT: St. Henry

POSSESSION: By Agreement

INSULATION: Unknown

SEWAGE: Village

WATER: Village

CISTERN: None

ANTENNA OR CABLE TV: Antenna/Cable

WATER HEATER/AGE: 2006 (Gas)

ROOF TYPE/AGE: Asphalt

WINDOWS: Replacement

STORMS: Yes

SCREENS: Yes

WATER SOFTENER/OWNED: Yes

DISHWASHER: No

GARBAGE DISPOSAL: No

CENTRAL VACUUM: No

UTILITY INFO: Gas: Dominion \$50 mo./avg.

Electric: Midwest \$80 mo./avg.

EXTERIOR: Vinyl

INTERIOR: Plaster

SELLER RESERVES: Personal Property

NEGOTIABLE: None

NEIGHBORS: East: Kevin & Sheila Tumbusch ; West: Dave & Ethel Kaiser

TO STAY: Built in range and oven; all window coverings and everything fast and secured.

NOTES:

PROPERTY LINES:

North: 3-4' North of Building

South: Street

East: 2' East of Shed

West: Pole

* 200 AMP Electric Service 6/06

* Cabinets early 90's

* Utility in closet

SHED - 12' x 16' on cement pad with electric

MEASUREMENTS:

Kitchen/Dining: 9'10 x 11'8 / 9'10 x 8'10

Living Room: 13'3 x 19'

Family Room: 14'2 x 15'6

NW Bedroom: 11'6 x 12'6

SW Bedroom: 11'2 x 12'

Bedroom: 9'10 x 10'10

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED