

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

PRICE: Saturday, September 26, 2009 at 12:00 Noon; Sale Starts at 9:30 AM

OWNER: Rosa Mary Obringer Estate

PROPERTY ADDRESS: 2060 Northview Drive, Maria Stein, Ohio

LEGAL DESCRIPTION: Being Lot #6 of the Tangeman Addition and Land in Section 24 of Marion Township, County of Mercer, State of Ohio.

PARCEL NO.: 31-043600.0000

ANNUAL TAX: \$1066.38 of this \$416.00 is homestead

ASSESSMENT: \$51.50 MS Lights

BEDROOMS: 2

BATHS: 2

LOT SIZE: 124' x 164' (.47 ac.)

EST. SQ. FOOTAGE: 1,280

AGE OF HOME: 1963

HEAT: Fuel Oil

FURNACE AGE: April 2006

FURNACE INSTALLER: Rays

CENTRAL AIR: Yes

CENTRAL AIR INSTALLER: Rays

PLUMBER: Gagles

BUILDER: Owner - Lester Pleiman

ELECTRICIAN: ----

AMP. ELECTRIC SERVICE: 200 AMP

GARAGE: 1 Car 13' 12 x 25' 3 insulated

ATTIC ABOVE GARAGE: Yes

ATTIC ACCESS IN HOME: Garage

OPENER: Yes; 3-4 years

BASEMENT: Yes

BASEMENT FINISHED: Partial

BASEMENT CONTRACTOR: ----

SUMP PUMP: Yes

SCHOOL DISTRICT: Marion Local

POSSESSION: Closing

INSULATION:

ATTIC: Blown

WALLS: Unknown

SEWAGE: Septic

WATER: Well located in back yard

CISTERN: Under Master Bedroom

ANTENNA: No

CABLE: Yes; Time Warner

DISH: ----

WATER HEATER: Electric

WATER HEATER AGE: 2-3 years

WATER SOFTENER/OWNED: None

DISHWASHER: Yes

ROOF TYPE: Asphalt

ROOF AGE: 15 years

WINDOWS: 15 years

STORMS: No

SCREENS: Yes

GARBAGE DISPOSAL: No

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: Fuel Oil - Thobe

MONTHLY AVG./LEVEL BILLING: \$145.00 mo/avg.

ELECTRIC COMPANY: DP&L

MONTHLY AVG./LEVEL BILLING: \$135.00 mo/avg.

OTHER:

EXTERIOR: Vinyl

INTERIOR: Plaster

PROPERTY LINES:

NORTH: Close to Guide Wir

SOUTH: to fence (Vehorns)

EAST: field

WEST: street

OTHER:

TO STAY:

Built in cabinets in FR (window behind); microwave; built in range; dishwasher, all window coverings and everything fast and secured.

SELLER RESERVES:

Personal Property

NEGOTIABLE:

None

NEIGHBORS:

South: John and Ruth Vehorn

North: Mike and Shelly Bohman

MEASUREMENTS:

Family Room: 13'2 x 18'10

L Shaped Kitchen/Dining: 15' 1/2 x 19'9

Bedroom: 12' x 15'4

Master Bath: 8'12 x 9'10 L Shaped

Bath: 7'2 x 10'

NOTES:

PVC Line New to Septic - Gagles

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!