



SELLER: TBDB, LLC

ADDRESS: 16377 Hardin Wapak Rd, Botkins, Ohio

SQ. FOOTAGE: 2440 Square Feet

LOT SIZE: Approximately 5.003 Acres

TAXES: Estimated \$1900.00 per year – new survey

GARAGE: 1 ½ car attached

BEDROOMS: (Four) **Master** **Bedroom #2** **Bedroom #3** **Bedroom #4**
 8'10" x 12'11" 15'6" x 14'2" 15'6" x 29'6" 7'6" x 15'6"

BATHS: (1) Full Bath, (1) Half Bath

KITCHEN: 10'3" x 15'10"

DINING ROOM: 13'9" x 16'3"

FAMILY ROOM: 15'2" x 21'10"

LIVING ROOM: 15'2" X 15'9"

UTILITY ROOM: Closet Connections

BASEMENT: Partial Basement / Partial Crawl

FIREPLACE: Yes – Non-Functional

TYPE OF HEAT: Propane Hot Water Boiler – New in November 2017

CENTRAL A/C: Yes

PATIO: Concrete Epoxy Coated – 13'6" x 15'

NOTES: Home to include cooktop, wall oven, newer water softener, microwave and window coverings. Nice pond with dock, functional wind mill, private well, new hot water boiler, (7) new windows, Anna School District. The seller has never occupied the residence and is selling the property in "AS IS" condition. All items currently on-site and left in the outbuildings WILL NOT be removed and will go with the property. The purchaser will gain possession of all items currently on-site at closing

YEAR BUILT: 1914

BUYER/BROKER CO-OP 2.0%

SELLING PRICE: \$ 295,000.00

ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.

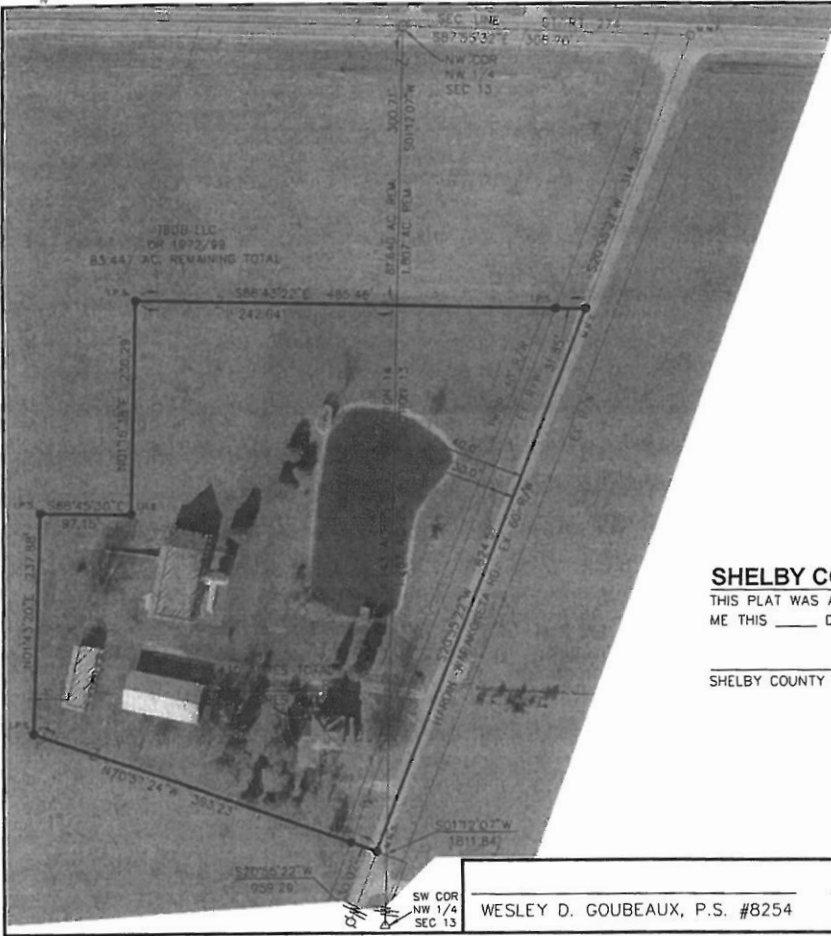
Listing ID #3320 TBDB LLC

Outbuildings Include:

- Garage/Shop – 20' x 22' with wood stove
- Machine Shed – 40' x 80'
- Corn Crib – 23' x 66'
- Bank Barn – 43' x 97'

BECKER SURVEY

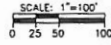
5.398 ACREAGE 13 & 14 SECTION 7S TOWNSHIP 5E RANGE VAN BUREN TOWNSHIP SHELBY, OHIO COUNTY



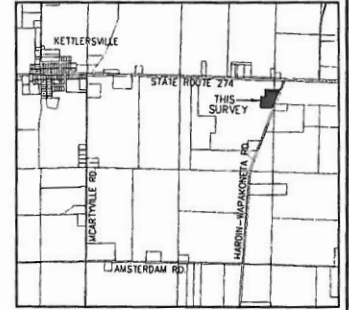
LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- ♣ RAILROAD SPIKE FOUND
- △ POST FOUND

THE BEARINGS ARE BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO NORTH ZONE, ODOT VRS CORS NETWORK



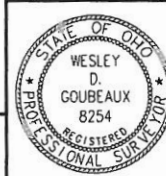
VICINITY MAP



SHELBY COUNTY ENGINEER

THIS PLAT WAS APPROVED FOR RECORDING BY ME THIS ____ DAY OF _____, 20__.

SHELBY COUNTY ENGINEER



ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
PORTLAND, INDIANA 260.746.2500
www.CHOICEONEENGINEERING.com

DATE: 09-27-2017
DRAWN BY: WDG
JOB NUMBER: SHEVAN1701
SHEET NUMBER 1 OF 1

WESLEY D. GOUBEAUX, P.S. #8254

DATE

SW COR
NW 1/4
SEC 13

BECKER SURVEY

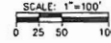
5.398 ACRES 13 & 14 SECTION 75 TOWNSHIP SE RANGE VAN BUREN TOWNSHIP SHELBY, OHIO COUNTY



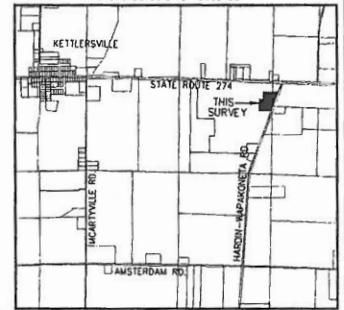
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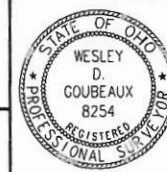
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DATE:	09-27-2017
DRAWN BY:	WDG
JOB NUMBER:	SHEVAN1701
SHEET NUMBER	1 OF 1