



SELLER:	Clara L. Davis – Trustee		
ADDRESS:	16742 Mason Road Sidney, OH 45365		
SQ FOOTAGE:	Approximately 1,700 sq. ft.		
LOT SIZE:	61.044 acres		
TAXES:	\$2,449.36 per year		
GARAGE:	Two-car detached – 24'5" x 39'		
BEDROOMS:	Three		
	Master	Bedroom #2	Bedroom #3
	9'10" x 12'	10'10" x 11'5"	10' x 12'
BATHS:	Two (2) full baths		
KITCHEN:	8'9" x 16'11"		
SIDE PORCH:	7'4" x 20'2"		
DINING ROOM:	Eat-in-kitchen		
DEN:	11'7" x 23'3"		
FAMILY ROOM:	10'11" x 22'10"		
UTILITY ROOM:	Connections in the basement		
TYPE OF HEAT:	Propane forced air		
CENTRAL A/C:	Yes		
BASEMENT:	Partial basement / partial crawl space		
FIREPLACE:	Yes – brick (non-functioning)		
GLASSED SUNROOM:	11'11" x 15'9"		
OUTHOUSE:	5' x 6'6"		
CHICKEN COOP:	20' x 40'		
BIG BARN:	64' x 68' with heated work shop		
SILLO:	Concrete structure with metal dome top		
LEAN-TO:	40' x 60' – great for storage		
LEAN-TO EAST OF BIG BARN:	30' x 72'		

NOTES: Picturesque 61-acre farm with multiple outbuildings and fencing, circle drive, fountain and attached glass sunroom. Very unique opportunity to purchase a historic farm property like this in Shelby County, Ohio. All outbuildings have electric. Home to include all window coverings, stove, microwave, refrigerator, deep freeze, washer and dryer. Water softener is leased. New metal roof on house in 2017.

YEAR BUILT: 1856

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: 4-acre mini farm - \$174,900.00
57 acres at @ \$10,850.00 per acre - \$618,450.00

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