

**LISTING ID #5095**



**Listing Agent – Isaac Hoying**  
**(937) 538-0456**

90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.com)

**SELLER:** Alvin & Kelly Mueller

**ADDRESS:** 10868 St. Rt. 364, Fort Loramie, OH 45845

**SQ. FOOTAGE:** 2,520 sq. ft.

**LOT SIZE:** 2.06 Acres

**TAXES:** \$1,656/full year

**GARAGE:** 30' x 40' w/ 15' x 18' shop

**BEDROOMS:** Three  
**Master** 16'8" x 14'      **Bedroom #2** 16' x 16'9"      **Bedroom #3** 19' x 16'9" included walk-in closet

**UPSTAIRS LOFT:** 16' x 6"

**BATHS:** 2 Full

**KITCHEN:** 15'3" x 17'9"

**DINING ROOM:** 17'3" x 16'

**LIVING ROOM:** 19'6" x 17'3"

**OFFICE:** 7'6" x 12'

**TYPE OF HEAT:** Heat Pump

**FOUNDATION:** Unfinished Cellar Type

**FIREPLACE:** Wood burning

**CENTRAL A/C:** Yes

**DECK/PATIO:** 26' x 20'

**FRONT COVERED/  
ENCLOSED PORCH:** 8' x 19'6"

**NOTES:** Beautifully renovated farmhouse located on 2.06 acres in Minster school district. 2.06 acres equipped with 24' x 32' pole barn with pasture. Attached oversized 2-car garage with 15' x 18' shop or hobby room. Kitchen appliances stay.

**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 #5095**



**Listing Agent – Isaac Hoying  
(937) 538-0456**

90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.com)

**IMPROVEMENTS**

- 2009 new roof
- 2013 new attached garage heated with shop
- 2013 new septic
- 2013 new barn 24' x 32' x 14' tall
- New kitchen
- New 200 amp electric panel
- New back patio 26' x 20'
- New trim
- New flooring

**YEAR BUILT: 1900**

**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE:      \$399,000.00**

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