

**LISTING ID #5145**



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

**REAL ESTATE LTD.**

90 N. Main St. · Minster, OH 45865 · www.weigandtrealestate.com

**SELLER:** Ben & Ann Wehrman

**ADDRESS:** 292 S. Frankfort St., Minster, OH 45865

**SQ. FOOTAGE:** 1568 Sq. Ft.

**LOT SIZE:** .3485 Acre

**TAXES:** \$2,688.44/year

**GARAGE:** 2-car attached (21' x 21'6")

**BEDROOMS:** Three  
**Master Suite** 15'6" x 11'6"      **Bedroom #2** 11'6" x 12'      **Bedroom #3** 11' x 11'4"

**BATHS:** 2 ½

**KITCHEN:** 15' x 13' with snack bar

**DINING ROOM:** 13'6" x 8'10"

**LIVING ROOM:** 17' x 12'

**UTILITY ROOM:**

**TYPE OF HEAT:** Gas Forced

**FOUNDATION:** Basement – 16'6" x 18' finished

**FIREPLACE:** No

**CENTRAL A/C:** Yes – New 2021

**DECK/PATIO:** 14' x 17' concrete patio

**UTILITIY COSTS:** Electric, water, sewer – Avg. \$150/month      Gas – Level billing \$66/month

**NOTES:** Home to include kitchen appliances and window coverings. Very clean, well maintained, move-in ready.

**YEAR BUILT: 1987**  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$329,900.00**

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