

John & Rita Wienhoff Real Estate Auction

Fantastic Country Living ~ 104 Acres ~ 60 Tillable Acres ~ 44 Wooded Acres ~ Available in 4 Tracts

Auction ~ Sat., Nov. 17, 2012 1:00 pm

Recently Updated Beautiful Brick, 3 Bedroom, 2 Bath, Home
Property Viewing ~ Sun., Nov. 11, 2012 2:30 - 4:30 pm



Full 40 x 40 Partially Finished Basement w/ 24 x 19 Living Space ~ Can be Split into Two Separate Smaller Living Spaces

All Electric Furnace w/ Heat Pump System & Water Heater Only 1 1/2 Years old
Back-up Wood Burning Stove also Housed in Basement

300 Amp Electrical System ~ Tons of Extra Storage ~ Built in Shelving Everywhere

Heated 24 x 22, Two Car Garage w/ Extra Space, Running Water And a Rear Entry ~ Garage Once Used as an Apartment

1500 Gallon Septic w/ Concrete Tank ~ 180' Well Supplying Water at 80'

Siding and Roof are 15 Years Old in Great Condition

Home Built by Willard Shutt in ????

Carpet on Main Level Installed in 2011

- 16 x 11 Eat - In Kitchen w/ Vinyl Floors & Tile Backsplash
- 12 x 11 Dining Room w/ Wood Floors
- 09 x 05 Foyer w/ Wood Floors
- 21 x 12 Family Room w/ Wood Floors
- 05 x 09 Full Bath w/ Tile Floors & Delta Fixtures
- 14 x 15 Master Bedroom w/ Carpet
- 07 x 05 Master Bath w/ Tile Floors
- 11 x 10 Second Bedroom w/ Carpet

TAX INFO:

Parcel Number:
16-12-100-002
\$2,197

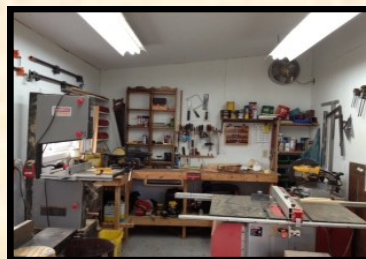
Parcel Number:
16-01-300-004
\$53.88

Parcel Number:
16-12-100-001
\$29.76

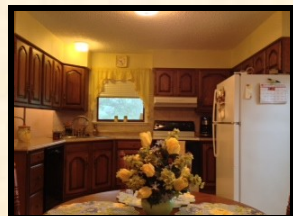
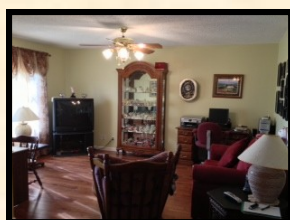
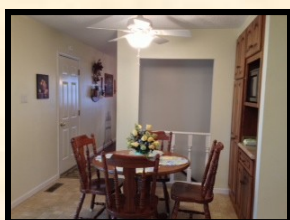
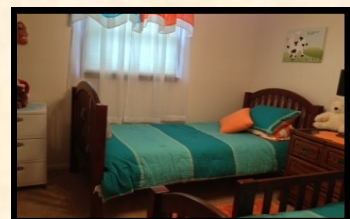
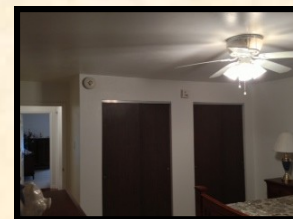
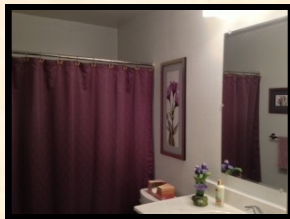
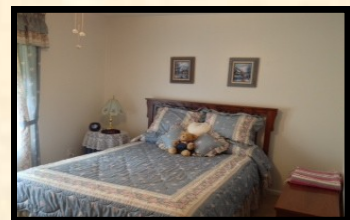
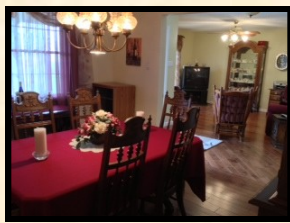


38 x 40 Shed ~ 150 Amp Electric System & 6 Ft Reinforced Concrete Floor ~ Air System for Air Tools

Heated & Insulated Workshop in Back Yard.



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Adam's
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TERMS:
\$ 10,000 DOWN DAY OF SALE EACH PARCEL ON REAL ESTATE
BALANCE DUE IN 30 DAYS
6% BUYERS PREMIUM

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