

LISTING ID #5260



**Listing Agent – Dean Kemper
(937) 538-0148**

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

SELLER: Edward J. Hoying & Patricia L Hoying Trust

ADDRESS: 12200 Luthman Rd., Minster, OH 45865

SQ. FOOTAGE: 2,222 Sq. Ft.

LOT SIZE: 80 Acres

TAXES: \$2,958.08/year

GARAGE: Detached 21' x 33'

BEDROOMS: Five

Master	Bedroom #2	Bedroom #3	Bedroom #4	Bedroom #5
15' x 13' first floor	15' x 15'6"	11'6" x 15'	11'6" x 11'	11' x 14'6"

BATHS: Two full (first floor and second floor)

KITCHEN: 11' x 11'

DINING ROOM: 12' x 15'

LIVING ROOM: 15' x 16'

UTILITY ROOM: 13'6" x 10' (washer & dryer)

TYPE OF HEAT: Gas Forced Air (New in 2010)

FOUNDATION: Full Basement

CENTRAL A/C: Yes

FRONT PORCH: 28' x 7' covered front porch

BACK PORCH: 6' x 16'6"

NOTES: Big Barn – 76' x 40' Poultry Barn – 14' x 46'
House, building, tillable farm ground, woodland

YEAR BUILT: 1920
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$1,537,000.00

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