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**PRICE:** \$239,500.00 **Number:** 470  
**OWNER:** Iris Burton  
**PROPERTY ADDRESS:** 13785 Hillgrove Ft.  
Recovery Rd., Ft. Recovery, Ohio

**LEGAL DESC:** Section 17 of Mississinawa  
Township, County of Darke, State of Ohio,  
containing 17.168 acres more or less.

**PARCEL NO.** J37-0-114-17-00-00-10500  
**ANNUAL TAX:** \$1,082.88  
**IF ON HOMESTEAD:** \$804.96  
**ANNUAL ASSESSMENT:** \$3.38 Miss. Ditch  
**BEDROOMS:** 3  
**BATHS:** 2  
**LOT SIZE:** 17.168 acres  
**EST. SQ. FT.:** 1,500 (measure)  
**AGE OF HOME:** 1995  
**HEAT/AGE/INST.:** LP Gas/1995/w/home  
**CENTRAL AIR/AGE/INST.:** Yes/1995/w/home  
**PLUMBER:** Union City ?  
**BUILDER:** Manufactured Home from Oakwood  
Kentucky  
**ELECTRICIAN:** None  
**AMP ELEC. SERVICE:** 200 amp. (utility room)  
**GARAGE:** None  
**ATTIC ABOVE GARAGE:** -----  
**ATTIC ACCESS IN HOME:** None  
**OPENER:** Yes / Bldg.  
**BASEMENT/FINISHED:** Crawl  
**BASEMENT CONTRACTOR:** -----  
**SUMP PUMP:** No  
**SCHOOL DIST:** Mississinawa  
**POSSESSION:** By Agreement  
**INSULATION:**  
**ATTIC:** Yes, type unknown  
**WALLS:** Yes, type unknown  
**SEWAGE:** Septic – leach bed  
**WATER:** Yes  
**CISTERN:** None  
**ANTENNA:** Yes  
**CABLE:** No  
**DISH:** No  
**WATER HEATERAGE:** Electric  
**WATER SOFTENER/AGE/OWNED:** Yes, 2008  
**DISHWASHER:** Yes  
**ROOF TYPE.AGE:** Asphalt/1995  
**WINDOWS:** Lowes – 3 yrs.  
**STORMS:** No

**SCREENS:** Yes  
**GARBAGE DISP:** No  
**CENTRAL VAC:** None  
**UTILITY INFORMATION**  
**GAS CO:** Union City  
**MO.AVG/LEVEL BILLING:** \$100/mo. Avg.  
**ELECTRIC CO:** REI  
**MO. AVG/LEVEL BILLING:** \$80/mo. Avg.  
**OTHER:** -----  
**EXTERIOR:** Vinyl  
**INTERIOR:** Drywall  
**PROPERTY LINES:** see aerial  
**NORTH:**  
**SOUTH:**  
**EAST:**  
**WEST:**  
**OTHER:**  
**TO STAY:** Washer 10 yrs., dryer 4 yrs.,  
refrigerator '95, range 8 yrs., dishwasher, built  
in hutch and desk, mirrors, all window  
coverings (except master bedroom) and  
everything fast and secured.

**SELLER RESERVES:** MB Window Coverings

**NEGOTIABLE:** None

**NEIGHBORS:** North: Chris & Tom Twaits

**MEASUREMENTS:**  
**Kitchen/Dining:** 11' x 12'8  
**Formal Dining:** 10'6 x 13'  
**Living Room:** 16'6 x 17'6 w/ wood FP  
**Family Room:** 15' x 15'8  
**Master Bedroom:** 12'6 x 14'9  
**W. Bedroom:** 10'6 x 12'6  
**Bedroom:** 11'6 x 12'6

**NOTES:**  
**Barn:** 32' x 60'  
**Screened Building:** 16' x 20'  
**Stocked Pond**  
A very neat country setting with woods, bare  
land and pond. Call today for your showing!

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**