

**ALL FIELDS WITH EMAIL**



<b>MLS #</b>	20210835	<b>Bedrooms</b>	3
<b>Class</b>	RESIDENTIAL	<b>Full Baths</b>	1 Bath
<b>Type</b>	Single Family	<b>Half Bath</b>	0
<b>Area</b>	Suburban	<b>Garage Capacity</b>	None
<b>Asking Price</b>	\$120,000	<b>Construction</b>	Framed On Site
<b>Address</b>	16133 Spohn Road	<b>Design</b>	2 Story
<b>Address 2</b>			
<b>City</b>	Fredericktown		
<b>State</b>	OH		
<b>Zip</b>	43019		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	0	<b>Client Hit Count</b>	0
<b>Number of Acres</b>	3.8610	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>	Scott A Craigo - 740-398-8905	<b>Listing Agent 2 - E-mail</b>	scottcraig@sammiller.com
<b>Listing Office 2 - Office Name</b>	Re/Max Stars	<b>Listing Office 2 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>School District</b>	Fredericktown	<b>Public School</b>	Fredericktown
<b>County</b>	In Knox County	<b>Township</b>	Pike
<b>Subdivision</b>	None	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	TBD	<b>Parcel #</b>	Split
<b>Lot #</b>	0	<b>Listing Date</b>	11/10/2021
<b>Expiration Date</b>	4/15/2022	<b>Lot Size/Acres</b>	3.861
<b>Approx Year Built</b>	1850's	<b>Age</b>	171
<b>Approx Above Grade SqFt</b>	2,340	<b>Approx Total Living Space</b>	
<b>Zoning</b>		<b>Assessments</b>	6.00
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	
<b>Living Room Size</b>		<b>Dining Room Level</b>	
<b>Dining Room Size</b>		<b>Kitchen Level</b>	
<b>Kitchen Size</b>		<b>Family Room Level</b>	
<b>Family Room Size</b>		<b>Bathroom 1 Level</b>	
<b>Bathroom 1 Size</b>		<b>Bedroom 1 Level</b>	
<b>Bedroom 1 Size</b>		<b>Bedroom 2 Level</b>	
<b>Bedroom 2 Size</b>		<b>Bedroom 3 Level</b>	
<b>Bedroom 3 Size</b>		<b>Bedroom 4 Level</b>	
<b>Bedroom 4 Size</b>		<b>Bathroom 1 Type</b>	
<b>Bathroom 2 Level</b>		<b>Bathroom 2 Size</b>	
<b>Bathroom 2 Type</b>		<b>Bathroom 3 Level</b>	
<b>Bathroom 3 Size</b>		<b>Bathroom 3 Type</b>	
<b>Bathroom 4 Level</b>		<b>Bathroom 4 Size</b>	
<b>Bathroom 4 Type</b>		<b>Garage Level</b>	
<b>Garage Size</b>		<b>Utility Room Level</b>	
<b>Utility Room Size</b>		<b>Other Room 1 Level</b>	
<b>Other Room 1 Size</b>		<b>Other Room 2 Level</b>	
<b>Other Room 2 Size</b>		<b>Off Market Date</b>	
<b>Associated Document Count</b>	3	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	11/10/2021
<b>Status Date</b>	11/10/2021	<b>HotSheet Date</b>	11/10/2021
<b>Last Price Change Date</b>	11/10/2021	<b>Input Date</b>	11/10/2021 1:58 PM
<b>Original Price</b>	\$120,000	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Other	<b>Comp-BB</b>	3
<b>Comp-SB</b>	0	<b>Picture Count</b>	30
<b>Showing Date</b>			

**FEATURES**

<b>STYLE</b> 2 Story	<b>ROOF</b> Metal	<b>APPLIANCES</b> Dishwasher Microwave Range Oven Refrigerator	<b>DETACHED STRUCTURES</b> Shed
<b>EXTERIOR</b> Brick	<b>HEATING</b> Forced Air Propane	<b>FIREPLACE</b> Two	<b>GARAGE TYPE</b> None
<b>YARD</b> Paved Street Wooded	<b>WATER</b> Well	<b>BASEMENT</b> Partial	<b>EXTRAS</b> Patio
	<b>SEWER</b> Septic		<b>FLOORS</b> Wall To Wall Carpet Wood Floors
	<b>CONSTRUCTION</b> Framed on Site		<b>LAUNDRY</b> Main Floor

**FINANCIAL**

Financing Remarks

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1 - Agent Name</b>	<b>Selling Office 1 - Office Name</b>
<b>Seller Concessions Y/N</b>	<b>Seller Concessions</b>
<b>Financing</b>	

**REMARKS**

**Remarks** Opportunity to own part of history. Historic 1850's brick 2 story house with 3.861 acres and lots of potential. 3 bedrooms and 1 full bath. Partially wooded, beautiful park like setting with mature trees, spring, outbuilding. 1st floor laundry, chestnut flooring, well and septic. Selling as -is. Fixer upper-needs new roof, has water damage, 3+ hole repairs, updated interior. Exterior brick walls in need of repair. Subject to lot split from 8.47 acres, which is in progress.

**AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588  
**Agent to Agent Remarks** AS-IS purchase. Cash or in house portfolio loan. The "Fallen Oak" sign does not convey and will be move to other property. Title Company ACS Title in Mount Vernon. Appointment Required. Hold Harmless Agreement needs to be signed and emailed to [scottcraigo@sammiller.com](mailto:scottcraigo@sammiller.com) prior to any showing.

**ADDITIONAL PICTURES**



