This home is offered by HER Realtors, please see page 3.
Welcome to the SHELBY COUNTY home FINDER

www.sidneydailynews.com

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Featured on the front cover this month is a home offered by HER Realtors. For more information on this home, see page 3.

All properties described in HomeFinder are subject to prior sale, change or withdrawal without notice. All materials used in the property offerings have been furnished by the professional Realtors herein represented. HomeFinder, published by The Sidney Daily News, believes all materials to be correct, but assumes no legal responsibility for its accuracy or for misprint or typographical errors that might occur, or for compliance of the respective advertisers with any applicable federal, state or local laws. The HomeFinder is not engaged in the sale of real estate. All inquiries regarding properties advertised should be directed to the respective advertisers of the property.

To Advertise Contact:
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937-538-4660

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crosenbeck@sidneydailynews.com

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Search for your dream home and see virtual tours at www.HERrealtors.com

Shelby County HomeFinder

124 N. Main Ave., Sidney, OH

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September 10, 2020

1659 TIMBERIDGE
AMAZING, IMMACULATE, SPECTACULAR. Custom built ONE owner home!! LOADED with amenities! The 16X12 ft. kitchen with Island/bar area & large brick (2 sided) gas/wood fireplace and tiled flooring, custom Amish built solid oak cabinetry, walk-in pantry. Solid oak trim & 6 panel doors throughout, solid oak staircase. 1st. Floor master bedroom, large X7 ft. master bath w/11x9 walk-in closet/dressing room. Sit out back on your private deck and enjoy the wooded view & wildlife or cozy up to the beautiful fireplace! Extra amenities include: 2-40 gal. water heaters, walk-in storage closet in utility room, upstairs X2 bonus/game room, skylights, cathedral ceilings, 2 separate storage rooms in basement w/built in shelving, electric fireplace in family room, 4 large windows in family rm replaced 2018, gas furnace & AC unit replaced 2014, roof replaced 12-2011, home has 10’ thick concrete basement walls! NO CRACKS!!!
Contact Rose Lamar with the Welcome Home Team at 937-489-3242

417-1421 COVINGTON AVE.
This sale includes 2 parcels. N44-073420 & N44-073426 (1417-1421 Covington) which equals .775 acres. Properties being sold by one seller for development purposes. Zoned General Business.
Contact Jerri Barlage with the Welcome Home Team at 937-597-7115

1824 ROBERT PL.
Looking for low traffic area but close to all amenities? You have found it with this home. Located on a dead end street you will find this 3 bedroom 1 bath gem with a brand new roof and fresh paint throughout. The nice size kitchen opens into the dining room which allows you to enjoy the view of the backyard.
Contact Jerri Barlage with the Welcome Home Team at 937-597-7115

395 HUDSON
Last lake front property on Hudson Lake. It is .51 acres and waiting for you.
Contact Jerri Barlage with the Welcome Home Team at 937-597-7115

1203 ARTHUR CT.
Lovely, well cared for property! Three bedrooms, 2 full baths, great room opens to the kitchen and dining area and a beautiful sunroom. The fee is 130.00/monthly and includes grass mowing & edging, fertilizing 3x’s a year, mulching, bush trimming and snow removal. HUD Case #413-31582. Property is eligible for FHA financing with repair escrow (IN). Talk to your lender to ensure condo qualifies for FHA financing. Property sold “As Is” with no guarantees or warranty by the seller. Rely on your own inspections.
Contact Barb Rank at 937-478-7551

NEW PRICE
Congratulations

*Presidential Sales Club Award Winners*

Award of Achievement

**Tim Gleason**
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**Nikki Loudenback**
Award of Distinction
937-726-5767

**Tim McMahon**
937-658-3625

**Angela Elsass**
937-726-4130

**Tracy Comer**
937-658-3008
300 W. NORTH
ANNA location! Over 1700 sq ft of living space. Woodwork is original and beautiful. Wood floors in the rooms and large closets. Tons of updates! Since 2011 the home has a new roof, siding, electrical upgrades and 200 amp panel. Windows, entry and storm doors, light fixtures, bathroom fixtures and kitchen updates. First floor laundry. Enjoy the front porch and watch the trains go by. Great lot size. Great price for the sq footage. Make this your home for your heart! Tracy Comer 937-658-3008, Nikki Loudenback 937-726-5767

NEW LISTING
603 E. MAIN, ANNA
Spacious, move in ready, 4 bedroom home with a finished basement. Located in Anna school district. Wonderful curb appeal will greet any visitor to this really well maintained home. Ready for its next owner. This Beauty offers plenty of room for entertaining and everyday living! Large great room and family room with wood burning fireplace. 4 large, 2nd floor bedrooms. Oversized 2 car garage with workshop & a greenhouse addition, plenty of parking. Tim Gleason 937-492-8055

111 DEER DR., NEW BREMEN
Check it out! You won’t want to miss this nice ranch home in New Bremen. Vaulted living room with big picture window. Kitchen and dining area, oak cabinets and wood floors. All the appliances stay and are less than 6 yrs old. Utility room has wash sink and include the washer and dryer. 3 bedrooms and 2 full baths. Master bedroom has Trey ceiling, walk in closet and stand up shower in the bath. Great floor plan with split bedroom floor plan. Nice curb appeal. Front porch is for sitting. 2 car attached garage. Close to school. Come check it out! Nikki Loudenback 937-726-5767

4281 KNOOP JOHNSTON RD.
If a country setting is what you are looking for then this 1 acre piece of land could be just for you! There is a mobile home that can be removed, or renovated. One car attached garage. But, I think most buyers will be interested in the 28x32 out building that is on the property. It has electric and ready to be the perfect work shop and/or storage for all the toys. $54,000.

1134 ONTARIO CT., SIDNEY
Immaculate and Stately! Custom built home. Every detail represents the well thought out quality and personality in this all brick, with stone front exterior accent wall. Nearly 5000 sq ft of living space. Over 1 acre in a cul-de-sac. From entry to sunroom/porch, you can see all the way back to wooded tree line. Kitchen is a dream! High counter bar, 8ft. island, 5ft mantel hood, gas stove, hidden fridge and dishwasher to match the custom cabinetry, abundance of cabinets and shelving. Walk in pantry. Gas fireplace. Retire after working in your study/office to the sunroom porch. 4 bedrooms, 3 full baths. Master suite is a must see. Master bath has 2 sides with custom details. Spa tub and beautiful vanities. Shared shower in the middle. Formal dining with butler pantry. New patio with large covered pergola. Attached heated 3 car garage. Central vacuum system. Spacious very spacious, full basement with 2 water heaters and 2 furnaces. Also, a shelter room in the basement. It’s one of a kind in Sidney. Built by Westerheide Custom Builders. Nikki Loudenback 937-726-5767

SOLD
1134 ONTARIO CT., SIDNEY
Immaculate and Stately! Custom built home. Every detail represents the well thought out quality and personality in this all brick, with stone front exterior accent wall. Nearly 5000 sq ft of living space. Over 1 acre in a cul-de-sac. From entry to sunroom/porch, you can see all the way back to wooded tree line. Kitchen is a dream! High counter bar, 8ft. island, 5ft mantel hood, gas stove, hidden fridge and dishwasher to match the custom cabinetry, abundance of cabinets and shelving. Walk in pantry. Gas fireplace. Retire after working in your study/office to the sunroom porch. 4 bedrooms, 3 full baths. Master suite is a must see. Master bath has 2 sides with custom details. Spa tub and beautiful vanities. Shared shower in the middle. Formal dining with butler pantry. New patio with large covered pergola. Attached heated 3 car garage. Central vacuum system. Spacious very spacious, full basement with 2 water heaters and 2 furnaces. Also, a shelter room in the basement. It’s one of a kind in Sidney. Built by Westerheide Custom Builders. Nikki Loudenback 937-726-5767

NEW LISTING
425 PINEHURST
Curb appeal and North end location, ranch home. Open and spacious living room and kitchen. Sit at the bar or eat formerly at the table. Everything on 1 level in this home. 3 beds and 2 full baths. Laundry room is directly off garage and have a private office with its own entry door. Make it a large walk in pantry with mud room. Options are open. Updated lights, floors, kitchen with grey hues and move in ready feel. Large backyard, shed and patio. 2 car attached garage. New roof in summer of 2019. Check it out and make it a home for your heart! Nikki Loudenback 937-726-5767

SOLD
425 PINEHURST
Curb appeal and North end location, ranch home. Open and spacious living room and kitchen. Sit at the bar or eat formerly at the table. Everything on 1 level in this home. 3 beds and 2 full baths. Laundry room is directly off garage and have a private office with its own entry door. Make it a large walk in pantry with mud room. Options are open. Updated lights, floors, kitchen with grey hues and move in ready feel. Large backyard, shed and patio. 2 car attached garage. New roof in summer of 2019. Check it out and make it a home for your heart! Nikki Loudenback 937-726-5767
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Why Work with a REALTOR®

There are approximately 3.8 million licensed real estate professionals in the United States, but only members of the National Association of REALTORS® (NAR), Ohio REALTORS® and Midwestern Ohio Association of REALTORS® can call themselves REALTORS.

**Code of Ethics**
The term REALTOR stands for competency, fairness, high integrity, and moral conduct in business relations. REALTORS pledge to adhere to NAR’s strict Code of Ethics and Standards of Practice. Among other things, membership in NAR obligates them to be honest with all parties involved in a transaction, whether it is the buyer, seller, or cooperating agent.

The Code requires REALTORS to identify and take steps to eliminate practices which may damage the public or which might discredit or bring dishonor to the real estate profession. All REALTORS are required to take a minimum of two and a half hours orientation on the Code of Ethics. Existing members must take a refresher training course every three years.

**Education and Training = Expertise**
REALTORS enjoy advanced educational opportunities and training in real estate specialties that are not available to other licensees. Most property transactions are complex procedures, requiring the knowledge and expertise of a real estate professional. There may come a time when you need the assistance of a real estate professional who is specially trained in a specific aspect of the business.

REALTORS devote themselves to continuous study of the most recent trends in their respective fields. Advanced educational opportunities are offered to members that enable REALTORS to present the public with such accredited sub-specialties as buyer’s representation (ABR), residential real estate expertise (CRS), or Internet readiness (e-PRO).

**Advocates for Homeownership**
REALTORS are advocates for homeowners and homeownership at the national, state and local levels. The REALTOR organization is the ONLY national lobbying group that looks out for the interests of homeowners. Every year, REALTORS lead the way on Capitol Hill, at the State House and in the corridors of City Hall to keep homeownership a top priority. The industry’s support for the mortgage interest deduction and other related policies helps to keep housing more affordable and makes housing a great investment; through sound housing policies, more home seekers than ever before are enabled to purchase a home of their own.

When the time comes to make the American Dream of homeownership a reality, make sure you utilize the expertise of a professional—a REALTOR.

Why Use a REALTOR®

Working with a real estate professional who is a REALTOR® is in your best interest. Possessing a real estate license does not afford instant REALTOR® status—a distinction of which you need to be aware.

A REALTOR® subscribes to a strict code of ethics, and pledges to provide fair treatment for all parties involved, protect the right of individuals to own property and keep abreast of changes in real estate practice through continuing education and interaction with other professionals. A REALTOR® is a member of local, state and national professional trade associations and has access to a vast array of educational programs, research and resources.

About the Midwestern Ohio Association of REALTORS
The Midwestern Ohio Association of REALTORS® is a membership trade association whose more than 450 members are engaged in the real estate industry. The Association includes the counties of: Miami, Shelby, Auglaize, Mercer, Champaign and Logan. In addition to serving the professional needs of its members, the association works to protect the rights of private property owners by promoting issues that safeguards and advances the interest of real property ownership.
4366 RUSSIA VERSAILLES RD.
Attractive 3 bedroom home with 2 full baths. Large living room and dining room combo. Home sits over 500 ft off the road with 60 ft wide lane with many mature white cherry trees. The land opens up to 20 plus tillable acres and 20 plus wooded acres at the south end of property. Full walkout basement that could make an awesome indoor/outdoor entertainment area. Newer roof and well pump in last 4 years. $550,000. Call Dennis!

2925 SUMMERFIELD TRAIL
This condo has an open floor plan that looks out to a beautiful wooded hill, with covered porch, mosaic patio, fenced in yard and stone wall. Maintained with an irrigation system. Main floor has spacious open area complimented with real hard wood floors throughout kitchen, dining and sun room. Custom cornice drapes compliment this open space with two bedrooms. Lower level has third bedroom with large walk-in closet. Possible 4th bedroom or small office. Space also includes full kitchen and full bath with family room for entertaining. Meticulously maintained home has bounds of storage space both inside and in attached two car garage. $339,000. Call Linda!

1089 RUSSIA RD.
This “Piece of Paradise in Town” is bustling at the seams with amenities to satisfy everyone in the family! Privacy fence borders entire rear and side yard. Two massive paved fire pit gathering areas, 24’ all aluminum above ground pool, security fenced deck. Workshop with electric. Master bedroom and hallway has cherry hardwood floors. Updated master bath. Spacious eat in kitchen with double sink and 4x6 walk in pantry. Rear bedroom leads to 12’x10’ rear deck. Attached garage has abundance of storage cabinets and workbench. Roof new 2016, windows and garage doors 2017, floors. Updated master bath. Spacious eat in kitchen with double sink and 4x6 walk in pantry. Rear bedroom leads to 12’x10’ rear deck. Attached garage has abundance of storage cabinets and workbench. Roof new 2016, windows and garage doors 2017, floors. Updated master bath./Call Pattie!

UNDER CONTRACT
3323 CAMBRIDGE DRIVE
Exquisitely transformed, spacious full brick ranch with enormously open floor plan. Totally new kitchen with stainless steel appliances, stunning white cabinetry with brush nickel pulls and accenting mosaic patterned backsplash. Overlooks expansive living room and adjoining dining room featuring full brick fireplace and french doors leading to rear patio. Roomy master suite offers renovated bath with glass corner shower installed. Updated hot water heater, furnace, some electric, complete upper and Pex plumbing system, central air, ceiling fixtures, flooring, carpet, trim, both baths, kitchen, drywall, trim, and more. Oversized 2 car garage, workbench and storage cabinets. Big back yard with mature shade trees. Recently landscaped. $124,900. Call Pattie!

407 RISHA ST.
What a nice find in the village of Anna! Three bedrooms and 1 ½ baths. Open kitchen/eating area is right off front living room. Spacious family room on the back. Right outside the back door is nice size porch. The porch leads into large fenced in yard. New shed not only looks nice but has lots of space for storage. One car garage has been split in half with another room for office but could easily be made back into full size garage. Home has a new roof. $145,900. Call Rita!

UNDER CONTRACT
807 FAIR RD.
Well preserved one family home from 1908. Home has 3 bedrooms and 1 ½ baths. Nice 7x26 front porch with new composite decking floor and never vinyl railing. Enclosed back porch. Off street parking with a 1 ½ car garage could also have parking from alley. Close to schools and I-75. Full basement. I’ll Sewage has been done. $142,000. Call Dennis!

UNDER CONTRACT
208 N. LINDEN AVE.
This is a perfect place to call your own! Three bedrooms and 1 bath, nice eat-in kitchen with all appliances stays! Bathroom has recently been tastefully updated and wait until you see the custom wall unit in living room! Newer roof, windows, doors and flooring. This sits on a crawl space with a single car garage that enters into the laundry/mud room. Then check out the back yard! Large and shaded! Don’t miss out because it won’t last long! $137,000. Call Rita!

UNDER CONTRACT
727 MARILYN DR.
This brick and vinyl ranch has been massively updated for your piece of mind. Kitchen is graced with rustic appealing solid wood cabinets and new complimenting ceiling fixtures. Huge family room addition leads to tranquil paver patio and fantastic corner gazebo. Master bedroom leads to convenient 1/2 bath and laundry area. Updates include furnace, roof, Anderson windows (only 1 year old, transferable warranty), ceiling fans and fixtures, double concrete driveway and privacy fence. $134,900. Call Pattie!

12087 WALNUT DRIVE
Absolutely awesome opportunity for year round lake living can be yours with this extremely updated 2-3 bedroom/2 bath charmer at Hegemann’s Landing. Just a stroll from the banks of lake Loramie. Equipped kitchen/dining combo with towering mirrored/beamed ceilings & illuminating skylight, will immediately astound you upon entry. Both bedrooms are accented with mirrored closet doors. $119,900. Call Pattie!
329 S. MIAMI AVE.
Move in Ready! Nice 3 bedroom and 1 full bath home. All new wood laminate flooring throughout with new carpet in all 3 bedrooms. Updated bathroom, 3 car detached garage with 1 bay being rented out at $600 annually per year. Partial basement with laundry room in basement and closed in back porch and nice covered front porch. Huge attic with high ceilings could be turned into additional living space. $98,000. Call Dennis!

126/128 PIKE ST.
Live in one side, rent out the other, let tenant pay your mortgage on this profitable duplex! Each side has 3 bedrooms, equipped kitchen, spacious living room with decorative fireplaces, 1st floor laundry, separate basement storage. Detached garage with workshop area. Updated roof, siding, windows, electric service boxes and flooring. Turnkey opportunity for investors looking to expand their rental portfolios. $69,900. Call Pattie!

525 N. WEST AVE.
“Diamond in the Rough!” Bold natural woodwork staircase, solid original hardwood doors and trim. Hardwood floors under carpet. Spacious dining/living room with brick fireplace and above with two windows with morning exposure. Breakfast room with built in buffet. Kitchen has massive walk in pantry. All bedrooms upstairs have nice sized closets. Huge bath offers opportunity for absolutely amazing transformation. Stairs to 3rd floor attic, primarily floored for extra storage and stained glass inset windows. Alley access for off street parking. Presently in the process of being cleaned out and possibly having personal property auction after, however seller wants to go ahead and let those who can see past “stuff” to make their offers. $29,999. Call Pattie!

424/426 E. COURT ST.
Great opportunity for investor. In last 5 years renovations include new vinyl siding, wrap around porch, roofing, updated electric, plumbing, plus walls and attic insulation have been updated to maximize energy efficiency. Both sides have newer furnaces. Each unit has garage and close to downtown. Rent it for your own home? Live in one side and rent the other side to make your payment. $39,900. Call Caven!

5494 BEHM RD.
Since 1930 Behm’s Landing has been serving delicious meals and memorable views on Grand Lake St. Marys. Family owned and family run for generations this is your opportunity to acquire this turnkey operation. $359,000. Call Caven!

8242 LOCHARD RD.
Spacious brick and vinyl ranch nestled in area with Country Flair. Family room with centered gas fireplace, illuminated with can lights, dining area lead to private rear deck overlooking large rear yard with huge shade tree, garden spot and storage shed. Master bedroom has half bath, wall to wall built in vanity/make up station, that could easily be removed to install a shower stall, providing a 2nd full bath. Full basement could be finished for expanding your living space. Currently has 2 sump pumps and 2 suspended electric heaters are basement bonuses. $89,900. Call Pattie!

106 S. PIKE ST.
There are 4 lots making up this property. There are two tenants in the 2 rental units and a warehouse space in back of the building. Unit #1 - 1 bedroom rents for $350 per month Unit #2 - 2 bedroom rents for $400 per month. Tenant mows the yard. There is a warehouse in the rear of this property, that is approx. 40 x 60. A great place for storing, boats, campers and cars. $69,999. Call Deb!

532/534 S. MIAMI AVE.
Great opportunity to live in one side of this duplex and let renter on other make your house payment. Currently 3 bedroom side, 534, is vacant, freshly painted and ready for immediately occupancy either for yourself or renters of your choice. Massive renovation updated made within past 10 years including furnaces, wiring, outlets and switches, plumbing, hot water heaters, central air conditioners, light fixtures, siding, soffit, fascia and windows and sewer line. Each side has its own basement entry for storage. Laundry hook ups in each unit. Don’t miss out on this turnkey income producing investment property. $74,500. Call Pattie!

547 CAMPBELL RD.
Great opportunity for starter, downsizer or income producing investment property. Basic 2 bedroom single floor plumed home with additional study/playroom or office off back bedroom, would make nursery for new parents. Nostalgic kitchen with wood cabinets, knotty pine walls, original corner lunch and arched doorways. Laundry room off kitchen offers additional storage. Updated furnace, hot water heater. Deep, partially fenced back yard leads to newer 2-car detached garage for that desirable “Man Cave” and additional one car garage, alley access. In need of TLC, but definitely worth investment and your personal touches transforming into cute dollhouse for yourself or potential tenants. $59,900. Call Pattie!

532 N. WEST AVE.
Massive renovation updated made within past 10 years including furnaces, wiring, outlets and switches, plumbing, hot water heaters, central air conditioners, light fixtures, siding, soffit, fascia and windows and sewer line. Each side has its own basement entry for storage. Laundry hook ups in each unit. Don’t miss out on this turnkey income producing investment property. $69,900. Call Pattie!

2598 WAPAKONETA RD.
North Dixie Drive Thru is for sale lock, stock, barrel, inventory, real estate, and liquor license. This carryout has been a Sidney landmark for over thirty years. It sits on a high visibility high traffic corner lot that has over 10,000 vehicles per day. The owner is willing to sell the real estate separately, $299,900. Call Caven!

4263 N. ST. RT 48
Tremendous opportunity for expanding business associated in light industrial/ manufacturing/assembly, expediting or warehousing. Centrally located between Troy, Piqua and Greenville. This 23,446 sq. ft. structure consists of multiple areas which could be divided into separate operation facilities. It has 5,922 sq. ft. office, 10,198 sq. ft. light industrial, and 6,518 warehouse area. Eave height is 12’ with clear span of 70’ x 180’. Five drive in doors and two loading docks. Electrical power is 800 Amps. 340/480 volts. Formerly the GM Mechanical building, previously renovated in 2001. Situated on 8.3 acres with private gated asphalt drive and surrounded by woods, $398,900. Call Pattie or Caven!

4298 WAPAKONETA RD.
Spacious brick andVinyl ranch nestled in area with Country Flair. Family room wth centered gas fireplace, illuminated with can lights, dining area lead to private rear deck overlooking large rear yard with huge shade tree, garden spot and storage shed. Master bedroom has half bath, wall to wall built in vanity/make up station, that could easily be removed to install a shower stall, providing a 2nd full bath. Full basement could be finished for expanding your living space. Currently has 2 sump pumps and 2 suspended electric heaters are basement bonuses. $89,900. Call Pattie!

HOEWISHER ROAD
Presently zoned R1 single family with 2,777 feet of frontage on Hoewisher that is 658 feet deep. Approximately a half mile to the interstate (4.72 Acres), $100,000. Call Caven!
Looking to build your dream home! Check out this large, in-town, .069 acre private lot waiting just for you!

IN-TOWN LOT

8444 LOCHARD RD., SIDNEY
Looking for everything you want in a home, grounds and a building, then look no further! This 9 room, 4/5 bedrooms, 2 full bath home features large family room with gas fireplace, large eat-in kitchen with solid surface counter tops and lots of countertop space with 3 seasons porch off of kitchen. Large master bedroom with 2 separate sinks, one outside of master bath and one in master bath. Office off the kitchen could be 5th bedroom. 6.03 acres has 36x56 pole barn with 2 car overhead door and 1 car overhead door, 2 entry doors and 15x17 heated and air conditioned room within the barn. Located in back of barn is a stocked pond and wooded area.

NEW LISTING

3100 ST. RT.47
This 9 room, 4 bedroom, 2 bath home is grandfathered in for residential use, however, zoned B-2 commercial. So this property may have many uses. The 30x52 building on the lot has many uses.

NEW PRICE

OPEN HOUSE SUNDAY, SEPT. 13, 1:30-3PM

3063 SUMMERFIELD TRAIL
Looking to build your dream home! Check out this large, in-town, .069 acre private lot waiting just for you!

IN-TOWN LOT

1761 LETITIA DR., SIDNEY
Located on a beautifully landscaped lot, north Bon Air Subdivision, this 9 room, 4 bedroom, 2 1/2 bath home will meet all your needs. Large living room, special formal dining room or office, eat-in kitchen with two way fireplace opening in kitchen and large family room, covered backport off eating area. One half bath on first floor. Upstairs has extra large master bedroom, master bath and 3 more bedrooms and hall bath. Basement has 15x14 rec room and plenty of storage. Two furnaces and air conditioners. Kitchen features stove, microwave, refrigerator and dishwasher. Security system. A must see inside property.

NEW LISTING

209-211 N. OHIO, SIDNEY
This 9,106 sq. ft. commercial building is located in a B-5 Zone (Court Square Business District). There is lots of office space and storage area. This building is already set up for many offices and multi uses. Let your imagination roam for the many possible uses of this building. Ample parking across street and in front of building.

COMMERCIAL

5 BEDROOMS

415 N. WALNUT AVE., SIDNEY
Big potential with this home! This 5 bedroom, 2 full bath home has space for days! Buy this home for yourself, or use it as an income generator! Property is being sold as is.
104 RUTH ST.  
Charming 4 bedroom 1.5 bath home located close to interstate, schools, grocery & YMCA. Great fenced backyard with large shed & patio area. 2 bedrooms are located on the main floor & 2 bedrooms are upstairs. Windows replaced in 2018, patio door 2012 and water & sewer lines were replaced from front of house to street. The basement has been sealed by Ever Dry Waterproofing System and has a transferrable warranty. Peggy Baird 937-726-5630

SOLD

11554 CO. RD. 25A, ANNA  
Upon entering through the front door of this historic home dating back to 1880 you will be enlightened from the grand spiral stairway, the original hardwood flooring and soaring ceilings. There is original pocket doors to separate the living room from the family room and I am sure if the walls could talk there would be many stories this home could tell. Stroll to the back of the home and you will find an eat in kitchen and 3 season room overlooking the pond and orchard. Dining room has decorative stove and plenty of room for all the family gatherings, currently being used as sitting room. Machine shed measuring approximately 52x30 with electric for all the toys you may have, detached 3 car garage and a smokehouse. Call Tammy at 937-538-0265 to schedule your showing.

SOLD

713 WINDING RIDGE  
Wake up to this incredible panoramic view. This beautiful, custom built one-owner home is located on a desirable cul-de-sac. 4 bedrooms, 2 full baths, 2 half bath, oversized 2 car garage sits on 1.49 acre wooded lot with stream. Plenty of room for entertaining in this 3756 sq ft home not including square footage of full finished basement. This is a one of a kind home with too much to mention, from the multiple fireplaces to the double stairway. Minutes away from I-75 for easy access. Call Tammy @937-538-0265 to schedule your showing today.

1555 SWAILES RD., TROY  
25 acres just waiting to be developed into a subdivision with several houses or huge lots with only a few homes. Or how about a business with great exposure from I-75. Bring your idea to this rare opportunity to purchase land along interstate 75. Call Peggy Baird 937-726-5630

COMMERCIAL LOT  
Located next to Karoc Marathon on Wapakoneta Ave. Almost 2 acres zoned B-2 $100,000  
Call Peggy Baird 937-726-5630

1555 SWAILES RD., TROY  
25 acres just waiting to be developed into a subdivision with several houses or huge lots with only a few homes. Or how about a business with great exposure from I-75. Bring your idea to this rare opportunity to purchase land along interstate 75. Call Peggy Baird 937-726-5630

$399,000

422 MONTEREY  
Inviting, recently updated 4 bedroom, 1 1/2 bath, on east side cul-de-sac. Interior with separate living room/ dining areas with woodburning fireplace with new insert. All new kitchen offering white cabinets, counters, new dishwasher, etc. Warmly refreshed throughout with new flooring & carpet; brand new windows; repainted exterior; oversized 2-car garage; roof updated by previous owner. Lot adjacent next to city owned woods. Call Carol @ 937-726-3347

SOLD

929 N. EAST  
Updated and refreshed 2 bedroom, 1 bath bungalow style, north end cul-de-sac home with a retro flair; newly installed wood look waterproof vinyl flooring; refreshed wood cupboards, new counters & sink, updated back splash plus new stainless steel & refrigerator; updated bath; laundry room. Updates in last 5 years are roof, windows, electric box and outside service to street; hot water heater; window a/c; Spacious deck & fenced yard; 24X24 detached 1/2 story garage. Turn key and move in. Realtor owned.

SOLD

806 RUSSELL RD.  
$575 includes triple net. Office space in high visibility area, great location and easy access to interstate. Call Christy to see.

COMING SOON!

399,000

0 VANDEMARK RD.  
Prime location for most any business from warehouse to physicians to restaurant or much more. Possibilities unlimited. Selling at $59,500 per acre. Call Christy.

CALLING ALL INVESTORS!

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CHECK OUT THESE HOMES FOR SALE

- 272 S Greenlee Rd, Troy, OH 45373
  3 BED | 1 BATH | 1,260 SQ FT | 0.73 Acres

- 2034 Callaway Ct, Versailles, OH 45380
  3 BED | 2 BATH | 2,016 SQ FT | 0.28 Acres

- 2503 Saint Andrews Dr, Troy, OH 45373
  4 BED | 2 BATH | 1,964 SQ FT | 0.28 Acres

- 65 Norbert Dr, Troy, OH 45373
  4 BED | 2.5 BATH | 2,097 SQ FT | 2.02 Acres

- 2225 Lefevre Rd, Troy, OH 45373
  5 BED | 4.5 BATH | 3,674 SQ FT | 12.98 Acres

- 3246 Heatherstone Dr, Troy, OH 45373
  3 BED | 2 BATH | 1,732 SQ FT | 0.36 Acres

MEET THE TEAM

- Richard Pierce
  REALTOR®
  937-524-6077
  rtierce77@gmail.com

- Ashley Kraft
  REALTOR®
  937-214-1199
  ashley.kraft@coldwellbanker.com

- Randy Adkins
  REALTOR®
  937-681-3966
  randy.adkins@coldwellbanker.com

- Andrea McFadden
  REALTOR®
  937-684-0894
  andrealynttherealtor@gmail.com

- Patty Vore
  REALTOR®
  937-524-7090
  patty.vore@coldwellbanker.com

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IT’S THE LEAST WE CAN DO FOR OUR CLIENTS!
10 Ways Real Estate Agents are Essential

Real estate is a uniquely impactful profession. It is one that allows individuals the opportunity to form bonds and create communities through simply buying and selling properties.

Not every real estate agent is a REALTOR®. A REALTOR® is a member of local, state and national professional trade associations, and has access to a vast array of educational programs, research and resources. By being a member, a REALTOR® subscribes to a strict code of ethics, and pledges to provide fair treatment for all parties involved, protect the right of individuals to own property and keep abreast of changes in real estate practice through continuing education and interaction with other professionals.

Below are the top ten ways consumers say a REALTOR® is essential to the home buying process.

1. Trusted Advisors - The job of a REALTOR® is so much more than a simple sale. The relationships you cultivate make a difference for clients every step of the way. Most clients view their REALTOR® as someone with expertise to share.

2. Support System - For almost every client, a helping hand is crucial to the home buying and selling process. Through paperwork, the legalities, the transaction, a REALTOR® is an unwavering presence and support to clients.

3. Untangling the Complexities - Let's face it; there are a lot of intricacies involved in real estate. Whether it's deciphering the legal contracts or understanding the contingencies, there are plenty of terms that the average consumer isn't normally exposed to and REALTOR® knowledge can really be helpful.

4. Individualized Shopper - Sometimes the thing a client needs most is simple guidance. A REALTOR® listens to the wants and needs and can provide a list of homes that fit each client's expectations.

5. Home Buying Expertise - One of the most important services a REALTOR® provides is education on the process of buying and/or selling a home. REALTORS® have seen it all. They have been through the process and know the highs and lows like the back of their hand.

6. A Human Perspective - The home buying and selling process can become impersonal if the wrong person (or program) is at the helm. By using a REALTOR® consumers are comforted by a personalized experience - one that the internet cannot provide.

7. The Inside Scoop - No matter how many articles a consumer reads a REALTOR® is the one with their ear to the ground. They provide information about the neighborhoods, communities, schools, etc. They know what strategies are currently working in the industry and what typical pricing looks like.

8. Key Insights - A market analysis of comparable properties in an important service provided by a REALTOR®. Most internet services will not be able to tell the consumer how old the furnace is or if the current owner frequently saw ghosts in the kitchen!

9. Lightening the Load - The stress of home buying and selling is a well-known struggle. A REALTOR® is aware of this and provides an opportunity to ease some of that stress. Especially for first-time home buyers, a REALTOR® can make an overwhelming process easier.

10. Savvy Negotiator - Most clients rely on a REALTOR® to negotiate better terms - this is a unique skill. A REALTOR’s negotiating knowledge can be the difference between thousands of dollars and that is something important to a client.

Though new advances in technology and all-in-one real estate services keep hitting the industry, homeowners are still opting for a more individualized approach. Because of this, the need for a REALTOR® will never go away.
TRUST OUR TEAM - BUYING OR SELLING

CAN'T FIND A HOME? HAVE ONE BUILT!
LOTS OF GREAT LOTS AVAILABLE

128 Village Green
$18,500
Sweet building lot in a unique neighborhood! Seller is willing to take a late payment when the home is built. Some restrictions and covenants apply.

802 Taft • NOW $26,000
149’ x 80’ lot bordered by woods and the retention basin. Sewer is available across the street. Drive by and start making plans!

511 W. Hoewisher • NOW $28,000
100’ x 90’ lot in Sidney’s North End! Sewer and gas available! Private to the back with no backyard neighbors. Take time to check this one out!

159 Pioneer
$100,000
2 bedroom 2 full bath condo in Sidney’s North End. Nice living room, separate dining room and an eat-in kitchen with all appliances. Attached one car deep garage and a patio through sliding doors from the kitchen.

0 Countryside Lane • $79,000
Commercial or multi family. Well located, utilities available, convenient to services and I-675 to fit your needs.

0 E. Main, Anna • $26,000
Nice lot for a residence with a walkout basement potential!

0 W. Hoewisher • NOW $26,000
148.5’ x 80’ lot bordered by woods and the retention basin. Sewer is available across the street.

511 W. Hoewisher • NOW $28,000
100’ x 90’ lot in Sidney’s North End! Sewer and gas available! Private to the back with no backyard neighbors. Take time to check this one out!

0 Oakleaf • $39,900
A building lot that is ready for your income producing double or possible triple. The driveways could face different streets to avoid congestion. Great location near Connection Point Church and several Sidney City Schools.

3028 Leatherwood Creek Rd. • $39,900
Fairlawn Schools, 2.67 acres with a creek and woods to the very back of the lot. For country living, this is prime!

0 Oakleaf • $39,900
A building lot that is ready for your income producing double or possible triple. The driveways could face different streets to avoid congestion. Great location near Connection Point Church and several Sidney City Schools.

20911 Leonard St., Pemberton • $20,000
Well and septic may be in place and operable. Possible options!

8290 Looney Rd., Piqua • $137,900
Location, location! Take a long look at this 3 bedroom story and a half home that has lots of space and a bonus room in the attic that can double as an extra bedroom or an office. Updates include a new furnace and a/c in 2014 and a new roof in 2013. Call Kevin at 937-638-1936 to take a closer look.

326 S. Miami • $129,000
Character and charm, natural woodwork and floors, a parlor and a living room plus the dining and eat-in kitchen, even two staircases. 4 bedrooms and 2 baths. Even a 2 car garage to the back and off street parking. Call Aaron at 419-852-6253.

213 Charles
$179,000
Take a look at this 4 bedroom 2 bath bi-level with tons of activity/living space and a unique floor plan for an active family. Great backyard, fenced for children or pets. Some updates but plenty of places to make it your own.

Remember to support SCARF
Contact helpshelbycountyanimals@gmail.com
Watch for the 2021 TOP PET...soon to be announced.

www.gaysmith.com
Looking for something different? This 4 bedroom 2 bath home is rustic and “wide open” and offers 2 main level bedrooms, large great room and updated kitchen with appliances. Two bedrooms upstairs with a bath. Outside is a 24’ x 36’ outbuilding with a car port to the front for extra vehicles, a concrete pad to the side and two small outbuildings to the back. Newer roof, newer furnace and a/c, newer windows, well maintained, cedar flat siding. Please call Gay to see it.

1800 Port Jefferson Rd. • $598,000
Elegance in Sidney! Character, comfort, convenience and care are here as well. Facing Port Jefferson Rd., this property shares the banks of the Great Miami River as well. Remarkable remodeling throughout has brought this 3 bedroom, 2 ½ bath up to today’s expectations and standards starting with the new kitchen and sitting room and now opening to the sun room to the back that overlooks the patio and gardens and the woods that provide total privacy. The formal dining room and living room are perfect with great natural light and great space. Add the large first floor master suite and a private study. Two bedrooms and a bath are upstairs for family or guests. The basement is very useable with its own access. Add the 2+ car garage with its own workshop. The gardeners’ cottage and the fenced garden area make this HOME! Quality assured. Take the tour at www.gaysmith.com or Zillow or Realtor.com or Trulia or just Google.

933 N. Miami • $125,000
3 bedrooms and 2 baths plus a living room, family room, dining room and kitchen. Two bedrooms are upstairs and share an updated bath with a skylight. The enclosed front porch is a seasonal bonus. The full basement is excellent for storage. Add the one car detached garage and the convenient location. A nice place to call home.

At Gay Smith/Associates, we are taking every precaution for the safety of clients and customers. We ask that you are prepared to visit these homes with equal caution in place.

www.gaysmith.com