

TOM ROBBINS

Real Estate Broker & Auctioneer

HOME FOR SALE

BEAUTIFUL BRICK RANCH * BARN & BINS on 5 +/- ACRES
Partial Basement * 2 Car Attached Garage * Many Updates
Located in Section 22 of Dublin Twp, Mercer County OH ~ Parkway Schools

WELL BUILT * WELL MAINTAINED * WELL LOCATED



Located @ 11060 Lombard Road, Rockford, OH 45802



Owners: Eric & Nikki George

LISTING PRICE : \$ 289,900.00

For More Details or a Private Showing of this property Contact:

TOM ROBBINS, Broker * Celina, OH * 419-586-4313

TOM ROBBINS * CELINA, OH

Real Estate Broker and Auctioneer

**MANY NICE UPDATES to this WELL KEPT BRICK RANCH HOME
BARN & GRAIN BINS on 5 +/- ACRES**

Located in Section 22 of Dublin Twp, Mercer County OH ~ Parkway Schools

@ 11060 Lombard Rd., Rockford, OH

Beautiful Country Setting leads to a Nicely Kept & Updated Home

The inviting front porch and mature trees welcome you to his well built, well maintained and well located single story modern frame home with approx. 1758 sq. ft. on main and 879 sq. ft. basement and consisting of a recently nicely updated kitchen/ dining area, spacious pantry, family room, living room, laundry/ mud room, 3 bedrooms and 2 baths. This all brick home has a newer asphalt shingle roof, newer HVAC/ heat pump system, updated windows, 2 car attached garage, newer well, barn with newer updates, Situated in the State of Ohio, County of Mercer, Township of Dublin at 11060 Lombard Road, Rockford, OH.

Contact TOM ROBBINS @ 419-586-4313 for your private viewing of this beautiful property!!

FEATURES OF PROPERTY

- 1- 11060 Lombard Road
- 2- Rockford, Ohio 45882
- 3- Dublin township section 22
- 4- 5 acres with home and buildings
- 5- Brick home, built in 1978 3 bedroom-2 baths
- 6- 1758 sq. ft. main floor, 879 sq. ft. basement
- 7- 2 car attached garage
- 8- Front porch-patio
- 9- Well/septic
- 10- Asphalt shingle roof
- 11- D P & L utilities
- 12- Parkway school
- 13- Barn-new metal roof-spouting-foundation in 2015
- 14- Grain bins
- 15- New well in 2005
- 16- New HVAC system- heat pump in 2009
- 17- New house roof in 2008
- 18- New Anderson windows in 2013
- 19- Kitchen updated in 2015-appliances stay with house
- 20- Septic system cleaned and new lids 2020
- 21- Approx.. 3.25 acres tillable- land is rented
- 22- Well built-well maintained and well located close to State highway and town
- 23- 23-Taxes \$2279.40 pr. Yr

Information Believed Correct But Not Warranted



ROOM SIZES

Kitchen/dining	12 X 19	stove-refrigerator-dishwasher
Pantry	3.5 X 8.6	
Family room	15.8 X 19	
Living room	14 X 14	front door
Laundry/mud room	8.6 X 11.5	
Bedroom	14 X 15	closet
Bedroom	12 X 12	closet
Bedroom	10 X 11	closet
Bathroom	7 X 10.5	
Bathroom	8 X 10	

Due to Covid-19 please conform to all restrictions including social distancing guidelines, face covering recommendations, hand sanitizing, etc.

Thank you for your understanding!



GRAIN BINS

TOM ROBBINS * CELINA, OH

Real Estate Broker and Auctioneer



BEAUTIFULLY UPDATED KITCHEN



SPACIOUS LIVING ROOM & FAMILY ROOM



BEDROOM



FINSIHED GARAGE

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Conducted by:

TOM ROBBINS
Real Estate Broker & Auctioneer

Tom Robbins 419-586-4313 <> Eric Robbins 419-586-8250



Find us on the web @ www.tomrobbinsauctions.com



TOM ROBBINS REAL ESTATE BROKER/ AUCTIONEER

3766 Miller Road * Celina, OH * 45822

On the web @ www.tomrobbinsauctions.com

