



# RICHLAND COUNTY SECLUDED HOME & PERSONAL PROPERTY AUCTION

## THURSDAY, AUGUST 8TH

Personal Property @ 4PM | Real Estate @ 5:30PM

### 15.7 ACRES - RANCH HOME - MATURE TIMBER

Auction will be held onsite located at 1648 Cassel Road, Butler, OH



**Real Estate:** Discover your own private retreat with this secluded **15.7-acre property** featuring a charming ranch home. This residence offers **three spacious bedrooms and 1.5 baths**, providing ample space for comfortable living. The attached **two-car garage** ensures convenience and protection for your vehicles.



833-SOLD-RES / WWW.RES.BID



The property includes two handy sheds for additional storage, and recent updates enhance its value and functionality. A new furnace was installed in 2017, a new water pressure tank in 2014, a new hot water tank in 2016, and a new water softener in 2016. The roof was also replaced in 2015, offering peace of mind and durability. The home is heated by propane.

Step into the cozy four-season room, perfect for enjoying the beauty of each season, or head out to the expansive back deck and concrete patio, complete with a built-in firepit for relaxing evenings under the stars.



The mature timber on the property adds to the natural beauty and offers potential value. Whether you're looking for a peaceful escape or a place to call home, this property provides a perfect blend of seclusion, comfort, and modern amenities. Don't miss the chance to make this secluded haven your own!



**SidexSide – Household Items – Tools**

**SXS – Outdoor:** Delphi Multex EFI Sector 450SOHC SXS, tires in good condition, manual dump bed, two seater, windshield, winch, automatic, Hours: 1,156, Miles: 240; Kawasaki Bayou 250 4-Wheeler, does not run; Fuel Tank; Multiple Metal Patio Furniture Sets; Grill; Lawn Cart/Wagon; Pressure Washer; Push Mower; Lawn Mower Lift; Yard Roller; Scaffolding; Assorted Saws; Log Splitter; Log Lifter; Table Saw; Clarke Bench Grinder; Craftsman Drill Press; 14" Electric Chainsaw; Wheel Barrel; Assorted Yard Tools; Snow Shovels; Hoses; Hose Reels; Sprayers; Live Traps; Trash Cans; Cornhole Boards; Pond Insert; Dog Houses; Golf Clubs;

**Household – Furniture:** (3) Flatscreen TV's; TV Stand; Couches; Full Bed Set; King Oak Bed Set; XL Twin bed; Décor; Crafts; Card Table; Water Cooler; Kitchenware; Christmas Décor; Entertainment Stand; Gun Case; Cots; Dresser; Exercise Machines;

**Open House:** The property will be open for inspection Thursday, July 25th 4-5:30PM. Private showings available through **Brandon Doty, 330-749-4685.**

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. **A 10% buyer's premium will be added to the final bid to determine the purchase price.** All desired inspections need to be completed prior to bidding. Additional details are available at [www.RES.bid](http://www.RES.bid).

**Taxes/Legal:** Richland County Parcel Numbers 0491203511003, 049120110001, & 0143402401003 is located in Worthington Township and Clear Fork Local School District. The current annual taxes are \$1,447.58 and will be prorated to the date of closing.

**Andy White, Auctioneer**  
**Brandon Doty, 330-749-4685**  
**Jake White – Drew Turner**  
**Jeremy Schaefer, Broker**



LIC# 2022000271



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