

955 Fleming Falls Road, Mansfield, Ohio | Richland County

REAL ESTATE AUCTION

60 Acres - Offered in 2 Parcels

TUESDAY, NOVEMBER 24TH • 5PM



REAL ESTATE - Selling at Auction is a Beautiful 61.79-acre parcel with both tillable and hunting recreational land. Conveniently located near US 30, the property offers easy access and isolated enough to offer privacy and a great Country feel. The property will be offered in two parcels and as a whole, on sale day. Parcel 1 will consist of 41 +/- acres mainly tillable with easy access on and off of Fleming Falls Rd. Parcel 2 is 20 +/- acres of wooded recreational property that offers great hunting and the opportunity to build a home with ample road frontage on Fleming Falls Rd.

The character of the property is incredibly unique and would make a great building site for someone looking to build their dream home and have a farm of their own. The individual parcel split will give farmers the opportunity to expand their tillable ground and the wooded parcel offers a very affordable option for anyone who enjoys the outdoors!

Auction by order of George & Lynne Petrovic

Brock J. Rader, Auctioneer 419-651-7994
Andy White, Auctioneer • Seth Andrews, Broker

OPEN HOUSE

Tues, November 10th

4:30-5:30pm

with ATV tours, flyers will be available at the property at your convenience or showings are also available thru **Brock Rader, 419-651-7994**

RES
AUCTION SERVICES

RES.bid

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Taxes & Legal - Parcel # 0250905301000, current annual taxes are \$2,652.94, Madison Township, Richland County & Madison School District.

Terms - A Non-Refundable 10% down payment of the purchase price is due at the auction with the balance due at closing within 45 days. A 10% Buyers Premium will be added to the final bid to determine the final purchase price. A complete list of terms and conditions is available on the web at res.bid.



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Full Auction Info. Available at www.RES.bid