

ABSOLUTE FARM AUCTION

3125 State Route 430, Mansfield, Ohio • Richland County

MEMORIAL DAY - MONDAY, MAY 27TH

PERSONAL PROPERTY 9AM • REAL ESTATE 11AM



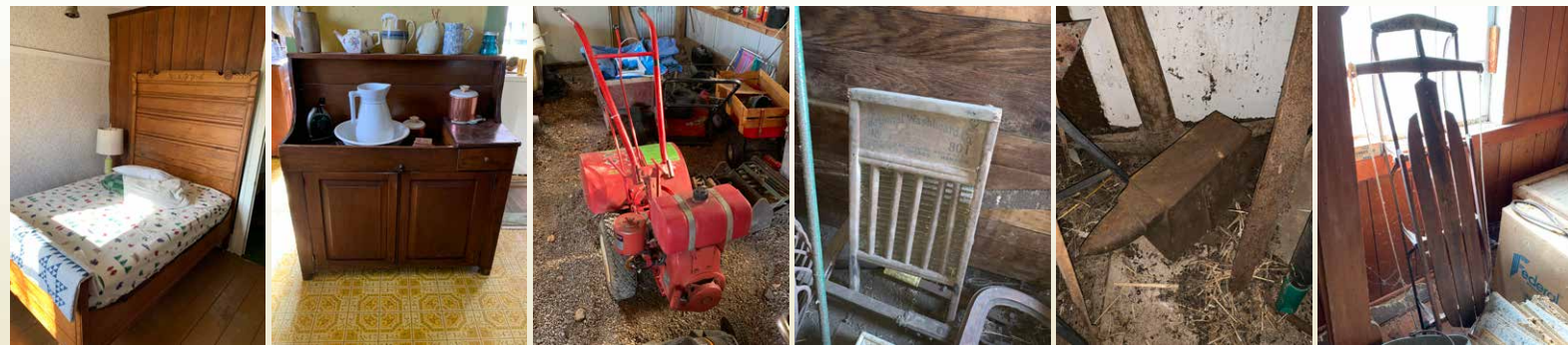
JOHN DEERE TRACTOR - GOOD FARM PRIMITIVES - COLLECTIBLES - FURNITURE

Antiques - Collectibles - Primitives: copper boilers; cooper kettle; 5 gallon crock; assorted crocks and jugs; oil lamps; assorted glassware; salts; amber Lightning jar; porcelain bed pans; pitcher and bowl; silver safe; vintage books; old post cards; wall phone; Edison Victrola player and records; assorted knick-knacks; fur jacket; good assortment of farm primitives; lanterns; slaw cutter; corn jabber; wood pulley; runner sleds; radio flyer wagon; single and double trees; assorted box lots; and much more to be discovered.

Furniture: good assortment of vintage furniture; knock down wardrobe; marble top dresser; day bed; rope bed; twin bedroom suite; several trunks; chest of drawers; glass door corner cabinet; glass top hutches; assortment of dressers and hutches; secretary desk with glass door top; end tables; kitchen table and chairs; wicker ladder back chairs; wood rocking chairs; Holiday chest freezer, Hotpoint top load washer, Maytag electric dryer; metal lawn chairs; Much More!

John Deere Tractor - Lawn & Garden - Tools: John Deere B tractor (has a ceased cylinder); flatbed hay wagon; Troy Bilt rear tine tiller; Agri-fab lawn trailer; Tecumseh and MTD push mowers; wood sided wheel barrow; assorted hand tools; tool box; gas cans; recovery strap; , 6' & 8' step ladders; live traps; assortment of garden tools sighs, shovels, axes, mauls, pitch forks; small anvil; assorted hardware; bolts, nuts, nails, and fasteners; hand rasps, livestock combs & brushes; hoof picks; feed scoops; T-posts; barb wire; horse drawn cultivator; galvanized buckets; and much more.

Note: This is a partial listing with much more to be discovered. Pictures and details are available at www.RES.bid. Personal property starts at 9 AM and we will most likely sell with 2 crews. Real Estate sells at 11 AM. Mark your calendars for a good sale on Memorial Day.



Andy White 419-651-2152 - Joseph Mast - Mary Hartley 419-651-3586
Drew Turner - Jake White - Seth Andrews, Broker



RES

AUCTION SERVICES

Real Estate & Equipment Specialists

www.RES.bid | (833) 765.3737

ABSOLUTE FARM AUCTION

RICHLAND COUNTY, OHIO



5 Parcels

65±

Beautiful Acres



COUNTRY HOME & BARN
TILLABLE & WOODED LAND
CHARACTERISTIC TRANQUILITY
GREAT ACCESS OFF ST. RT. 430
TERRIFIC HUNTING & RECREATION

RES

AUCTION SERVICES

Real Estate & Equipment Specialists

www.RES.bid | (833) 765.3737

MEMORIAL DAY - MONDAY, MAY 27TH

PERSONAL PROPERTY 9AM • REAL ESTATE 11AM

ABSOLUTE FARM AUCTION

3125 State Route 430, Mansfield, Ohio • Richland County

MEMORIAL DAY - MONDAY, MAY 27TH

PERSONAL PROPERTY 9AM • REAL ESTATE 11AM



65[±]
Beautiful Acres



Auction held on location at 3125 State Route 430, Mansfield. East of Mansfield and west of Mifflin and Charles Mill boat ramp.

REAL ESTATE: Located southeast of Mansfield this farm offers land with great character and unparalleled accessibility. The farm consists of 65.93 acres with a home and barn. The land is a desirable mix of tillable and wooded acreage with open pasture as well. Over 20 acres is divided by fence rows into 3 fields of open rolling tillable land with woods to the west. The wooded acreage was selectively harvested a few years back and today offers a good stand of diverse young hardwoods that will make this a great long-term investment.

If you are searching for that Gentleman's farm this property has all the makings with 10 acres of open pasture and an ideal location for a several acre lake. The diverse terrain and habitat of this property make this an outdoorsman's dream destination. Walk the land to see the incredible amount of wildlife and find that location for your newest hunting "honey hole". In addition to the land this farm offers a two-story home and buildings. The was built in 1821 featuring a kitchen, dining room, living room, bedroom, and full bath on the main level with 4 additional bedrooms on the second floor. The home offers good woodwork and a wraparound porch adding to your enjoyment of the property. The home will require updating but does enjoy the convenience of free natural gas from a well located on the property. In addition, there is a detached garage and a bank barn for your animals and toys.

The farm is located with easy commuting access to US Rte. 30 and Interstate 71 and close to Charles Mill Lake and a long list of local amenities. If you are in the market for a Gentleman's farm, a hunting hotspot, your own piece of country heaven, or a spot to build that dream home be sure to put this property at the top of your list. The best part is it sells to the highest bidder regardless of price. Opportunity awaits!

TAXES: Richland County Parcel #s 0211702816000 and 0211702901000, Mifflin Township, Madison Local Schools. Taxes are \$3,769.46 annually and will be prorated to the day of closing.

TERMS: The successful purchaser will be required a 10% non-refundable down payment at the auction with the balance 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.

Auction by order of Carol Massie and Mary Shrewsberry



OPEN HOUSE:

The home & buildings will be open and RES representatives onsite on

Monday, May 13th • 4-6pm

Private showings are available through

Andy White 419-651-2152.
You may walk the land at your leisure - please be respectful to the tenant farmers crops.



Andy White 419-651-2152

Joseph Mast

Mary Hartley 419-651-3586

Drew Turner • Jake White

Seth Andrews, Broker



RES

AUCTION SERVICES

Real Estate & Equipment Specialists

Additional details are available online.

Desirable Mix of Tillable & Wooded Acreage with Open Pasture as Well!

www.RES.bid | (833) 765.3737