

Mansfield Investment Home & Building Lot **ABSOLUTE AUCTION**

**Wednesday,
September 14th
5:30pm**

2 PARCELS - 1224 N. HOME ROAD, MANSFIELD, OHIO



**Parcel 1: Home & Shop on 3± Acres
Parcel 2: Building & Development Lot on 6.3± Acres**



OPEN HOUSE
Wednesday, September 7th
5:00 - 6:00 PM
**Walk-Over Inspections on Land
Permitted Any Time.**

Auction will be held on location at 1224 N. Home Road, Mansfield.

REAL ESTATE: For the past few years properties like this have been nearly impossible to find. A good residential investment and development land possibility with a great location. The home is ready for a new owner to bring their vision and talent to finish this into a great secluded home with easy access to Mansfield's many west end amenities. The property also sells with a good outbuilding/shop and enough acreage to expand into your dreams. The property will be offered in 2 parcels and as a whole, selling to the highest bidder with NO minimums or reserves.

Parcel 1: Situated well off the road, this home and shop are ready for your vision and elbow grease. Purchased as a bank foreclosure a few years back, most of the hard work and clean up have been done. The home has been stripped down to the studs with new electric wire run throughout. The story and a half home offers 2 bedrooms upstairs and a main level that has multiple floorplan possibilities with plenty of room for a master suite and a good size kitchen. A sunroom offers awesome views of the secluded backyard, and the walkout basement allows for additional living space. In front of the home is a good outbuilding with new metal siding and roofing. The building offers an overhead door and good header clearance for equipment or production purposes. Attached to the main shop is a two-story portion that would work great for business offices or additional apartment or living quarters. All of this is on 3 acres of open and wooded characteristic land in a good location. Investors or homeowners this property deserves your attention.

Parcel 2: 6.3 Acre open lot with natural gas and city utilities available. This parcel lays excellent with the high side to the back of the property against mature trees that will allow for a great setting. This parcel also could be used for development land with multiple homes. If you are looking for your own building lot or acreage with development possibilities, this property is better than money in the bank.

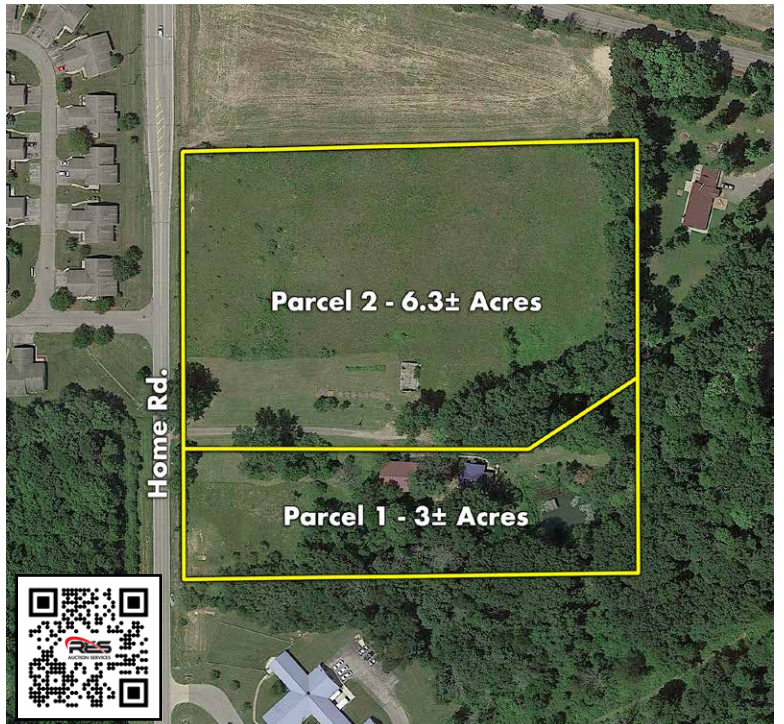
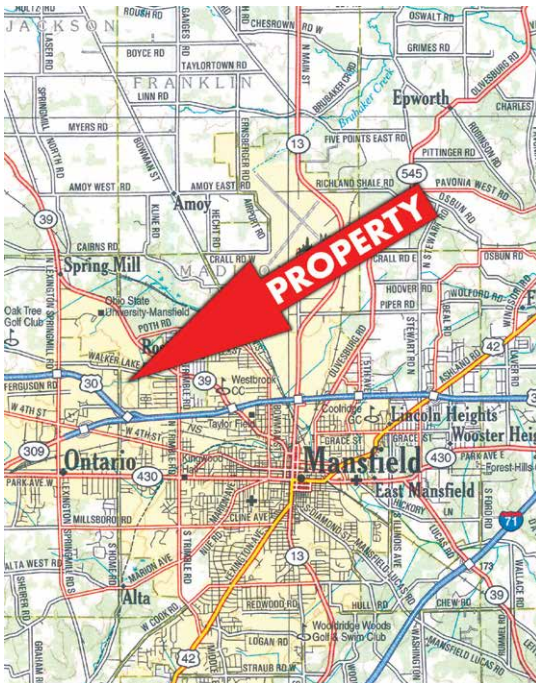
Auction by order of Abraham Schrock, owner
Andy White 419-651-2152 – Joseph Mast – Jake White – Seth Andrews, Broker

RES
AUCTION SERVICES
Real Estate & Equipment Specialists

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TAXES: Parcel 1 is Richland County parcel 0270401111000 and parcel 2 is Richland County parcel 0270424311000, both in Mansfield City School District. Parcel 1 annual taxes are \$194.74. Parcel 2 annual taxes are \$98.66. All taxes will be prorated to the date of closing.

TERMS: The successful purchasers will be required a 10% non-refundable down payment at 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. A complete list of terms and conditions is available at www.RES.bid.

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