

**205±
ACRES**

WHITETAIL – TURKEY & Wildlife Paradise Land Auction



WEDNESDAY, APRIL 12TH | 5:30 PM

**Unmatched Wildlife Property – Secluded Building Sites
– Awesome Investment Opportunity**



833-SOLD-RES / RES.BID



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Auction will be held onsite on Richland Shale Road, Mansfield, OH. From US Route 30 take State Route 545 north 4 miles to Richland Shale Road. Watch for RES signs.

REAL ESTATE: For those of you searching for the ultimate hunting property, you have found it. We have all heard the stories of the quantity and quality of deer that surround the Mansfield Lahm airport and spending time on the property you will see just how special it is. This property checks all the boxes to attract and hold quality deer: Big woods, ravines, natural funnels, bedding sanctuaries, ideal habitat, creeks, and enough open land for crops and food plots. The land borders Mansfield City Limits which allow very little pressure on the wildlife. Over 175 of the 205 total acres are wooded with the balance open fields on the front of the property. The property does have some current marketable timber, but the majority of the growth is poised for a good cut in the future. If you desire to spend your falls in a tree stand, your springs in a turkey blind, or just an excellent investment opportunity, this property deserves your attention. The impressive deer and turkey population will rouse the pickiest of hunters. This piece of land is also an awesome fit for those of you who have the desire to build in wooded seclusion with close access to major traffic routes. The property will be offered in 4 parcels, and in its entirety. We invite you to see for yourself what makes this property so incredible. Bring your binoculars, drive out before dusk, park at the old brickyard, and watch the fields fill with deer. The past few evenings counts have been between 70 and 100 deer at a time. Don't miss this opportunity to own a once in a lifetime wildlife property.



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PARCEL 1: 38.5 acres of wooded land. In addition to the wildlife and recreational aspects, this parcel offers commercial potential with frontage on the Ashland Railroad and Richland Shale Road generating long term financial opportunity.

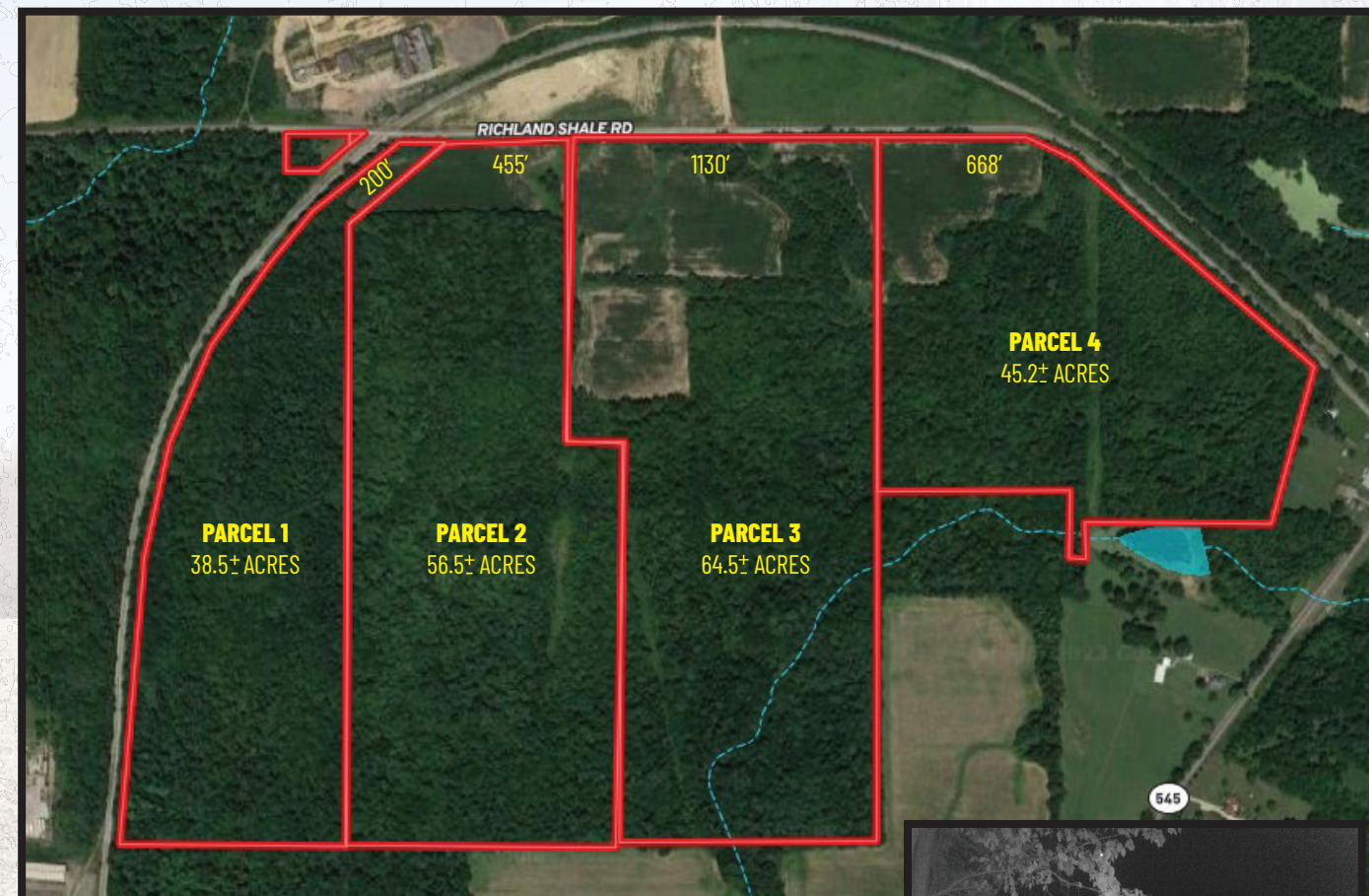
PARCEL 2: 56.5 acres of mostly wooded land with open tillable land on the front.

PARCEL 3: 64.5 Acres wooded with fields to the front awaiting

your food plots. A creek meanders through this parcel adding great character.

PARCEL 4: 45.2 Acres of wooded land with a small tillable field.

Pick up a brochure in the info box on the property and walk the land at your leisure. Private showings are available through Andy White 419-651-2152 or Jeremy Schaefer - Whitetail Properties 216-406-3757.



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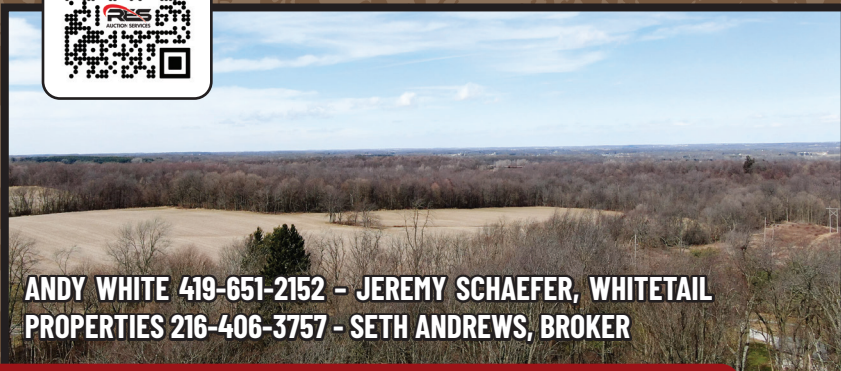


TAXES/LEGAL: Richland County Parcels 0138900206000, 0138900208000, 0512020516000, 0512020601000, & 0512020604000 located in Mansfield & Weller Township and Crestview Local School District. The current annual taxes for the entire 205 acres are \$3,974.28 and will be prorated to the date of closing.

TERMS: The successful purchaser(s) will be required a non-refundable 10% down payment due the day 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. Any desired inspections need to be made prior to the auction. Wheat crop to be harvested by the tenant farmer. Additional details at www.RES.bid



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ANDY WHITE 419-651-2152 - JEREMY SCHAEFER, WHITETAIL
PROPERTIES 216-406-3757 - SETH ANDREWS, BROKER



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