

# RICHLAND COUNTY RANCH HOME

3 BEDROOM – MADISON LOCAL SCHOOLS – GREAT LOCATION

THURSDAY, JUNE 29, 2023

1182 MANNER DRIVE, MANSFIELD, OH | 4PM PERSONAL PROPERTY - 5:30PM REAL ESTATE

SCAN HERE TO  
STAY UP TO DATE



**Directions:** Take 42 South to Beal Road, turn left on to Manner Drive, and the home is on the left. Or take US 30 East to the ramp on the right for US 42 North, turn left, then right onto Beal Road, turn left on Manner. Watch for RES signs.

**Real Estate:** Offering a move-in ready ranch home on a manageable lot in a great location. This 1,456 square foot home was built in 1959 and features a nice size living room with a fireplace and large bay window. The eat-in kitchen has lots of cupboard space and enough room for a large table. Off the kitchen is a beautiful addition, (1988) full of windows and peaceful views and an entrance to a deck off the back of the house. The remaining first floor has 3 bedrooms with nice size cedar lined closets, a full bathroom, and an attached 2 car garage. The basement of the home is large and was used, years ago, as the neighborhood hangout, a great space for shooting pool, watching TV and playing games. Additional rooms housed woodworking equipment, the laundry, and an additional toilet and shower. A 10x12 shed, great for lawn mower storage, completes this property. The house and property have been very well maintained and loved, with city water and septic, a newer roof (2020), beautiful mature trees and flower beds. Ready for you to add desired updates and make it your home!

**Open House:** Home will be open for inspection on Tuesday, June 13 from 5-6pm or call your favorite agent or Mary Hartley 419-651-3586 to schedule a private showing.

**Terms:** The successful purchaser will be required to make a non-refundable 10% down payment the day of the auction. A 10% Buyers Premium will be added to the final bid to determine the purchase price. All desired inspections need to be made prior to the auction.

**Taxes/Legal:** According to the Richland County Auditor, 1182 Manner Drive is Parcel number 0250911516000, Legal description Eastview Allot No 2 309 100 x 203.20. Located in Richland County, Madison Township, Madison Local School District. Current annual taxes \$1,653.70 and will prorate to the day of closing.

**Auction Note:** A full list of personal property will be added soon! We will begin at 4pm with personal property, Real Estate sells at 5:30, lawn mower and Malibu to sell after.

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



Lic # 2022000271

# DAVIS PERSONAL

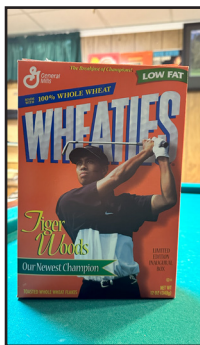


# PROPERTY

2016 MALIBU LT – TORO ZERO TURN MOWER – PERSONAL PROPERTY – COLLECTIBLES – TOOLS

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**Mower - Tools - Gardening:** 2017 Toro SS 5000 50 inch zero turn mower, great condition; Earthquake rototiller; Troy Bilt Junior rototiller; Craftsman 7 1/2 gallon Air Compressor; 12 volt Battery Charger & Starter; hedge trimmer; seed sprayers; weed eater; leaf blower; shop vac; tomato cages; John Deere Kerosene space heater; rear rack for reece hitch; aluminum ramp; various jacks; dolly; live trap; shovels; rakes; ladders; drill press; bench grinder; Craftsman drill set in case; Dewalt saw-zall in case; Craftsman Radial arm saw; Mobil can with lid; oil can; chest tool box top; barrel; various hand held tools; much more!

**Car:** 2016 Chevrolet Malibu LT, like new! Under 52,000 miles, VIN 1G1ZE5ST6GF249755, few scratches above passenger front tire and above drivers side back tire. Interior in great condition drives great.

**Personal Property / Collectibles:** Few imperial Fenton pieces; silver plated silverware; Costume Jewelry; Barrister bookcase; Radio Flyer wagons; upright chest freezer - clean; corner cabinet; Mobility Plus Stair Lift chair; Electric Ice Cream Freezer; Yamaha Key Board; Jumpin Mr. and Mrs. Potato Head games; Tiger Woods Wheaties Box; Energizer Bunny; Fortress safe; various records; Glider rocking chair with footstool; Display cabinet; ENTIRE set of Seomi Vitreous Dinnerware - Alliance Ohio, Autumn Gold; Pyrex bowls; Linens; Binoculars; Schwinn stationary bike; Lamps; Couch; Sleeper Sofa; Recliner; Glass table with 4 chairs; Bamboo sofa, side table, coffee table; Large dining room table, 6 cushioned chairs; books; Oak bedroom set; Vintage queen bedroom set; coffee tables; chest of drawers; side tables; Huffy bicycle; Pots and Pans; Silverware; Dishes; Kitchen Misc; Décor; Christmas village décor; cake pans; Canning Jar lids; Freezer boxes; Exerpelitic exercise machine; folding table/ chairs; dehumidifier; metal cart with wheels; BB gun; desk; chairs; suitcases; Bose CD player; 2 sets of golf clubs; golf club traveling case; metal locker basket; Kirby sweeper; Microwave; Bread box; Knife set; much more!

**Terms:** Cash, Check, Master Card, Visa and Discover accepted, 5% buyers premium will be waived for cash or check. Please remove all items day of the auction unless arrangements are made. All items sold as-is.

**Note:** This is a short list of many items, so much more discovered daily! All items appear lightly used and in great condition. Personal property starts promptly at 4pm with the car, mower, upright freezer selling after Real Estate.