

# RICHLAND COUNTY

## *Absolute 100 acre*

### LAND AUCTION

# SATURDAY

November 25th · 10am



**5 PARCELS**



**MATURE TIMBER**



**TILLABLE**



**WOODED**



**BUILDING LOTS**



Auction will be held onsite located on Crider Road, Mansfield, Ohio. From State Route 42 northeast of Mansfield take Crider Road East or from the US 30 and Interstate 71 interchange take Crider West 2 miles to the property.

**WATCH FOR RES SIGNS.**



**RES**  
AUCTION SERVICES

**WWW.RES.BID**

**833.765.3737**

**Real Estate:** Selling to the highest bidder is a tremendous 100-acre opportunity offering a diversity of possibilities with great investment opportunities. Whether you're looking for good tillable land, somewhere to build your dream home, or somewhere to hang your tree stand, this property deserves your attention. Selling in 5 parcels or its entirety gives you the opportunity to own exactly what you desire.



**Parcel 1:** Approximately 62.2 acres, this parcel predominantly consists of fertile, tillable land, complemented by a pocket of wooded terrain. For those seeking to expand their farming portfolio, this parcel should rank high on your list of prospects. The drainage ensures a good return on your investment. Additionally, the ideal balance of wooded area provides opportunities for evening hunts. Whatever your goals may be, this parcel stands as a wise and versatile choice that you won't regret.

**Parcels 2, 3, and 4:** Each parcel features approximately 5.01 acres making premier building lots. Situated in a highly desirable area, these building lots offer a prime location for your dream home. With enough open space, these lots provide a blank canvas for your vision. Offering ample space not only for a septic system but also for a generously sized yard, providing the ideal building lot for your dream home and outdoor living.

**Parcel 5:** Approximately 22.5 acres of mostly all wooded land. If you are looking for an impressive piece of land to hang your tree stand, look no further. Beyond its hunting appeal, this property also presents an excellent opportunity to build your secluded dream home. Mature Timber also adds instant return on your investment.



**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.

**Taxes/Legal:** Richland County Parcel Number 0211706307000 located in Mifflin Township and Madison Local School District. The current annual taxes based on CAUV are \$1,176.92 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion 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 price. All desired inspections need to be completed prior to bidding. The purchaser will be given permission to hunt the property with their down payment.



**ANDY WHITE (419)651-2152**  
**MARY HARTLEY - BROCK RADER**  
**DREW TURNER - JAKE WHITE**  
**SETH ANDREWS, BROKER**



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