

RICHLAND COUNTY LAND

St. Rte. 39 Just North of Mansfield, OH

AUCTION

**61±
Acres**

Tillable • Wooded • Secluded

- Productive Tillable Land
- Outdoorsman's Paradise
- Great Wildlife Habitat
- Secluded Potential Buiding Site
- Excellent Investment Potential
- Convenient Location

RES
AUCTION SERVICES
Real Estate & Equipment Specialists

(833) 765.3737
www.RES.bid

Monday, December 18 • 5pm

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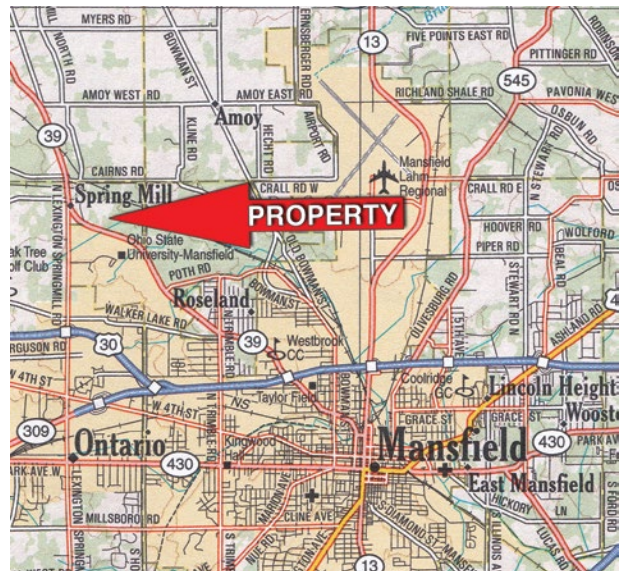
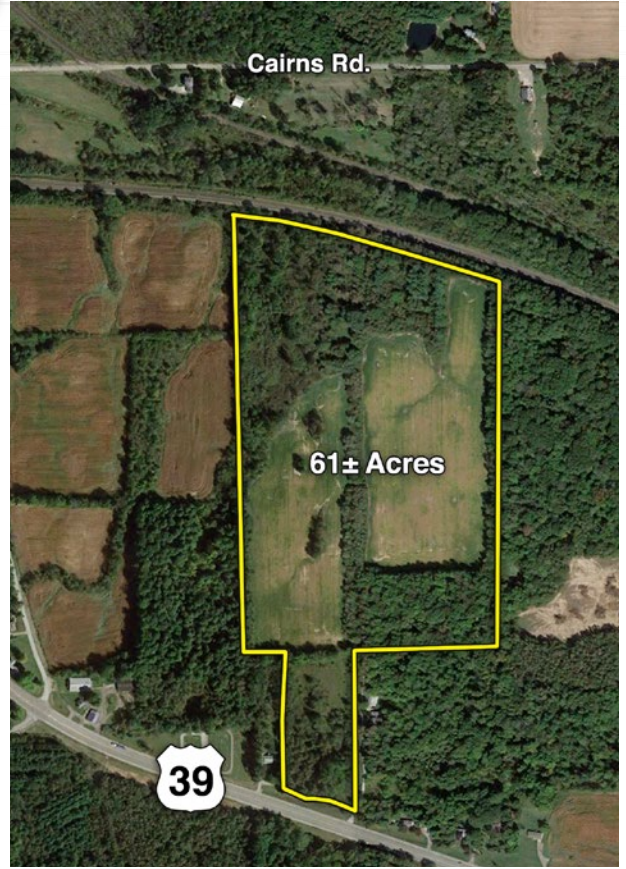
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Land located North of Mansfield on St Rte. 39, watch for RES signs.

REAL ESTATE- One of the most intriguing properties we have had the opportunity to sell in a while. This 61 acres offers open tillable ground and a very desirable outdoorsman's paradise. Of the total acreage approximately 26 acres are open and tillable with the possibility of more by clearing a few fence rows. For you hunters and outdoorsman this property offers a world of potential with timber, pines, fence lines, bedding areas, and great wildlife habitat. If you are looking for a spot to build your dream home or gentleman's farm you will be hard-pressed to find more seclusion with this accessibility. From farming to hunting to a possible building site and great investment, here it is. Be prepared to buy this rare opportunity.

TAXES: Subject property consists of 61 +/- acres, Richland County permanent parcel numbers: 0372801302000, 0372801303000 and 0372801304000 all in Springfield Township, Ontario Local School District. Yearly taxes for all three parcels are \$3,564.00. Taxes will be prorated to the day of closing.

TERMS: A non-refundable down payment of 10% of the purchase price is due at the auction with the balance due at closing. A 10% buyer's premium will be added to the final bid to determine the purchase price. A complete list of terms is located at www.RES.bid.



Auction by order of: Dennis C. Caudill and Wanda Caudill
Andy White 419-651-2152 - Joseph Mast- Drew Turner
Seth Andrews, Broker



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OPEN HOUSE DATE:
Monday, December 4th
from 4:00 to 5:00 PM.

ATV Tours Available.
Walk the land at your leisure any time.