

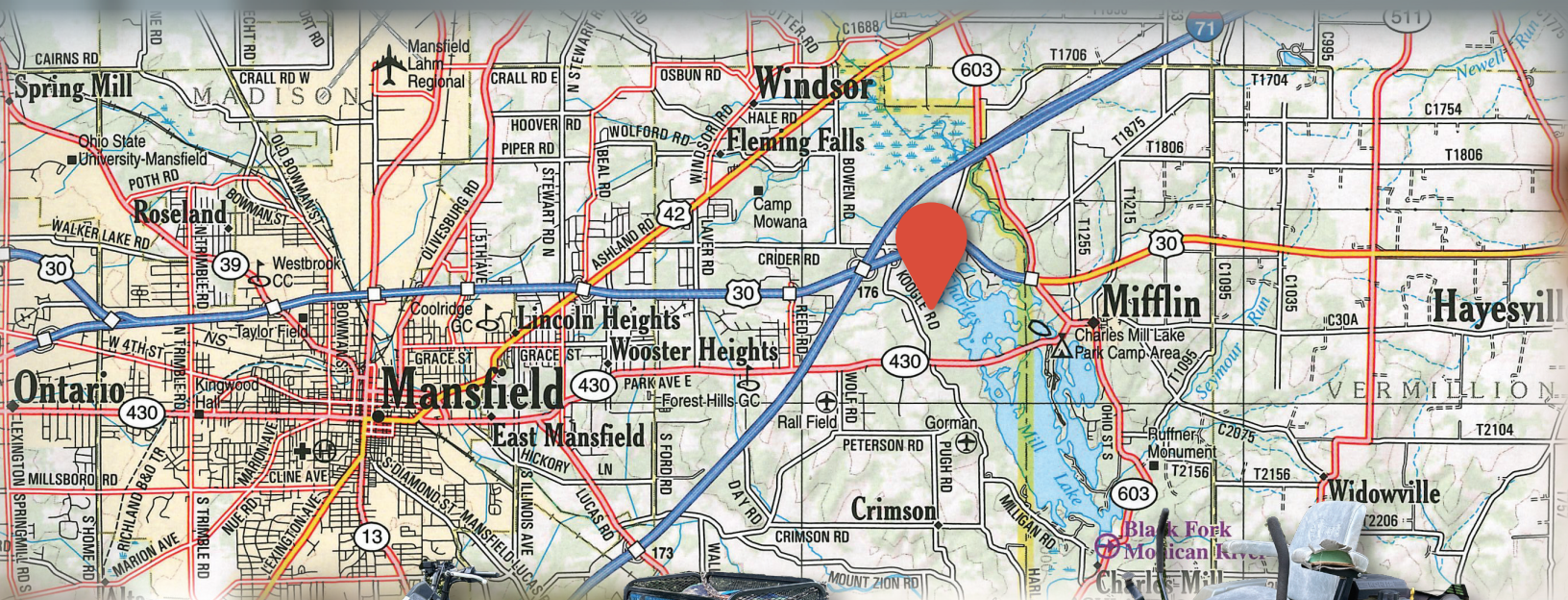
RANCH HOME & 5 ACRES

# ABSOLUTE AUCTION

**MARK YOUR CALENDAR & BRING YOUR FRIENDS.**

We will be selling double rings on personal property from the start. This is a large auction with something for most everyone! Many of the items are new in the box.

There will be offroad parking available. Additional details are available at [WWW.RES.BID](http://WWW.RES.BID).



**LIVE ONLY**

**TUESDAY, MAY 28TH**  
PERSONAL PROPERTY @ 3PM | REAL ESTATE @ 5:30PM



**SECLUDED SETTING  
OUTBUILDINGS  
GREAT LOCATION**

**REAL ESTATE:** Selling to the highest bidder is 5 acres of sweet seclusion near Charles Mill Lake. Down the well-kept driveway, bordered by pine trees, sits a great ranch home with tons of potential.

**OPEN HOUSE:** Tuesday, May 14th 4:30-6PM

PRIVATE SHOWINGS ARE AVAILABLE THROUGH  
**ANDY WHITE, 419-651-2152 OR MARY HARTLEY, 419-651-3586**

**Taxes/legal:** Richland County parcel numbers 0211705901005 & 0211705901008 located in Mifflin Township & Madison Local School District. The current annual taxes are \$3,802.34 and will be prorated to the date of closing.

**Terms:** The successful purchaser will be required to pay a non-refundable 10% down payment due 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. Any desired inspections need to be made prior to the auction. Additional details as well as terms and conditions are available at [WWW.RES.BID](http://WWW.RES.BID).

**ANDY WHITE 419-651-2152 – MARY HARTLEY, 419-651-3586**  
**DREW TURNER JAKE WHITE – SETH ANDREWS, BROKER**



**SCAN TO LEARN MORE**



LIC # 2022000271

[WWW.RES.BID](http://WWW.RES.BID)  
833.765.3737



AUCTION WILL BE HELD ONSITE LOCATED AT  
**766 KOOGLE RD., MANSFIELD, OH.**

[WWW.RES.BID](http://WWW.RES.BID) • 833.765.3737





PERSONAL PROPERTY @ 3PM | REAL ESTATE @ 5:30PM

# KUBOTA TRACTOR • ZERO TURN MOWERS 4 WHEELER • TOOLS • HOUSEHOLD

Upon entry through the porch, you're greeted by a coat closet and spacious hallways. To the right lies a sizable living room, adjacent to the master bedroom with a full bath featuring a walk-in shower and double sinks. Another full bathroom and large bedroom follow suit. Moving along the main hallway, you'll find the kitchen with access to the attached 2-car garage and a dining room leading to the outdoor porch, offering serene views of the backyard and outbuilding. Downstairs, the lower level consists of a large family room with 2 closets, a door to the outside, an office, full bath, utility room and large bedroom. Outside you'll appreciate all nature offers while being easy to maintain! A 32x40 foot outbuilding with two overhead doors and gravel flooring adds practicality. The property is surrounded by large pines, red oaks and many other trees, just a short walk from Charles Mill Lake, and public ground, for all nature enthusiasts. Embrace the potential and seize the opportunity to make this property your own slice of paradise, where modern comforts and natural beauty converge seamlessly.



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**KUBOTA, 4-WHEELER, MOWERS, TRAILERS, ATTACHMENTS:** Kubota B3030 loader tractor, diesel, 4wd, OROPS, 540pto, 3pt, hydrostatic, only 383 hours, ser.50419; Yamaha Grizzly 600 Ultramatic 4-Wheeler, snowblade and winch, cargo rack, hitch, transfer case/4x4 believed to not be working, 976 miles; ExMark LazerZ zero turn, Ultracut 52" deck, Kohler engine, oil leak, 1,747 hours; Clipper Challenger D500 zero turn mower, Kawasaki engine, 52" deck, 219 hours; 10' single axle bumper pull trailer; Land Pride RB1572 6' 3pt blade; 3 pt. 5' snowblower; bolt on bucket pallet forks; pull type York rake.



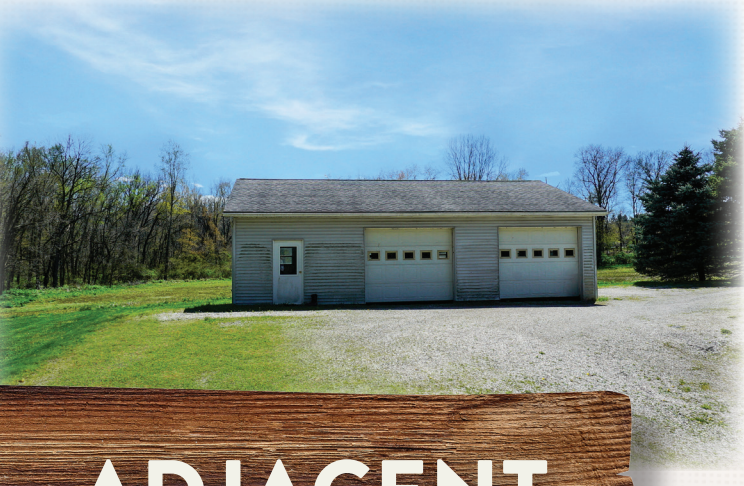
**TOOLS - SHOP MISC:** Stihl and Echo Chainsaws; Husqvarna pole saw; electric and battery pole saws; Briggs and Stratton Pressure Washer 2800 psi; Leaf Blower; log chains and binders; come alongs; rolling tool boxes; good assortment of hand tools; pneumatic tools; assorted power tools- several new in cases; Drill Doctor Drill Bit Sharpener-NIB; Battery Charger; Air Compressor; Step ladders; Little Giant ladder; extension ladder; wheel barrel; jacks; Weed eaters; Trimming tools; T-Posts; Wire fence; drain tile; Rubbermaid Lawn Cart; 12v Sprayer; 2cycle water pump; Aluminum Work bench; wood saw horses; several hoses and reels; gas cans; oils and funnels; buckets; assorted garden tools; Rakes; Shovels; sledge hammers; axes; mattocks; cant hook; tools; tape measures; hardware; nails; bolts; copper fittings; dimensional lumber; extension cords; trash cans; live traps;



**2008 DODGE MINIVAN APPROX. 120,000 MILES, VIN 2A8HR54119R598037.**



## SECLUDED SETTING OUTBUILDINGS GREAT LOCATION



ADJACENT TO CHARLES MILL LAKE



**HOUSEHOLD - COLLECTABLES:** Oak bedroom suite; Oak blanket chest; wicker rocker; wicker table; sofa; chairs; kitchen table; toddler bed; shelves; full bed; hall tree; plastic rockers; Little Tikes bookshelf/ toybox; Electric fireplace; TV; TV stand; lanterns; Neat oil and gasoline The Harvard oil can; drying racks; wood toolboxes; Guardene Fire Extinguisher; old pulley; NIB Coffee Maker; Keurig; roaster pan; crock pots; Pyrex bowls; Kitchen Aid Mixer; lots of kitchen misc; Bissell portable deep cleaner; O-Cedar easy wring mop; coolers; kerosene heaters NIB; Charboil Grill; Bike rack; Air Conditioner- NIB; ShopVac; Mini Fridge; Cot; Room rug; blankets; Flags; Camping chairs; Fans; Planters; Bird Cages; all sorts of totes; lots of box lots; and so much more.



Surrounded by large pines, red oaks and many other trees, just a short walk from Charles Mill Lake