

2817 PETERSON RD, MANSFIELD, OH

EXCELLENT BRICK RANCH HOME

& PERSONAL PROPERTY

AUCTION

WEDNESDAY, DECEMBER 14TH

PERSONAL PROPERTY • 10AM

REAL ESTATE • 12NOON



**CUSTOM BUILT BRICK RANCH - GREAT LOCATION
3.36 ACRES - GOOD SHOP OUTBUILDING - RICHLAND CO.**



DIRECTIONS: Auction will be held on location at 2817 Peterson Road, Mansfield. From State Route 430 west of the Oak Park Tavern, take Wolf Road south to left on Peterson. Watch for RES signs.

REAL ESTATE: If you are looking for an excellent property to call home, look no further. Nestled in a convenient location sits a well-cared for custom brick ranch home surrounded by a beautiful, wooded setting. The 1,909 square foot home was built in 1991 featuring 3 bedrooms including a master suite, an additional full bath, first floor laundry, a cozy family room with a wood fireplace, a spacious living room with cathedral ceilings, an oak kitchen overlooking the beautiful backyard, and a great floorplan. Spend your summer and fall evenings on the back patio entertaining your family and friends, or Saturday morning coffee with the solitude of the wildlife that will remind you how special this setting is. The basement is open, clean, and dry with the ability to easily finish additional living space. The home has had terrific maintenance with major components having been replaced including the roof, well, and the home also offers a whole house generator. Aside from the house there is a brick 2-bay detached heated garage that is ideal as a personal shop with a loft that could be finished into a mancave, office, or living space. The pride of ownership and move in condition welcomes you to your new home!

TERMS: The successful purchasers will be required a 10% non-refundable down payment 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. All desired inspections need to be completed prior to bidding. Additional details are available at www.RES.bid.

TAXES/LEGAL: Richland County Parcel # 0211702403005 & 0211702403004 located in Mifflin Township & Madison Local School District. The current annual taxes are \$4,270.90 and will be prorated to the day of closing.



OPEN HOUSE:

The house will be open for inspection on **Sunday, November 27th • 1-3PM** & **Sunday, December 4th • 1-2 PM**. Private showings are available through Andy White 419-651-2152 or Mary Hartley 419-651-3556.

RES

AUCTION SERVICES

**AUCTION BY ORDER OF WILLIAM DOWNS
ANDY WHITE 419-651-2152 - MARY HARTLEY
JAKE WHITE - DREW TURNER**

WWW.RES.BID | 833.765.3737

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PERSONAL PROPERTY AUCTION JOHN DEERE 2305 - WOODWORKING EQUIPMENT HOUSEHOLD - FURNITURE

Tractor/Tools: John Deere 2305 4WD compact tractor, sells with JD 200CX loader, 62" belly mower, 3pt counter weight, 540pto, hydrostatic, only 987hrs; JD tractor mounted snow blower; JD pull type sprayer; JD aerator; Delta Unisaw table saw; Powermatic 14" band saw; Sears 15" drill press; Wilton disc/belt sander; Jet dust collector; router table; large assortment of bar clamps; Stihl HT131 pole saw; Stihl 020AV chain saw; battery lawn mower (runs rough); Gravely Wood Chipper, up to 6" material, Honda GX690 gas engine; JD 110 metal garden trailer; Sears air compressor; steel lawn roller; Mclean lawn edger; Sears pressure washer; MTD 5hp rear tine tiller; Stihl back pack blower; dethatcher; pull type lawn broadcaster; Industrial Plus leaf blower; assorted hand power tools; garden tools (shovels, rake, post hole digger); hardware (nuts, bolts, screws); assorted bricks & pavers; and more.

Household/Personal Property: Spectra electric stove; GE refrigerator; Kenmore washer & dryer; toys; toy tractors; 4gal jug; (2) lanterns; kids school desk; Burnswick "Alive" Pinball Machine (needs works); Christmas tree; metal storage shelf; bird feeders; speakers/audio system; porcelain pots; croquet set; Holland gas grill; Whirlpool electric stove; several metal storage shelves; and more.

Furniture: (2) electric recliners; office chair; (2) lounge chairs; coffee table; oak queen bedroom set (dresser, desk, headboard); couch; secretary desk; (6) wooden dining chairs; oak cabinets; oak display stand; love seat; oak entertainment cabinet; futon; antique oval table; oak glider; and more.



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