

# ABSOLUTE RICHLAND COUNTY 223 Acre Farm Auction

12 PARCELS - TILLABLE - WOODED  
BUILDING LOTS - HOME



LIVE AUCTION W/ ONLINE BIDDING @ RES.BID  
WEDNESDAY, JULY 16TH @ 5:30 PM  
MISC SHOP, TOOLS, & EQUIPMENT @ 4:30PM

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LIC # 2022000271 | 10 % REAL ESTATE BUYER'S PREMIUM  
JOSEPH MAST - JON MAST - ANDY WHITE - SETH ANDREWS, BROKER

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833.SOLD.RES | WWW.RES.BID  
RES AUCTION SERVICES  
375 FRY RD.  
WOOSTER, OH 44691

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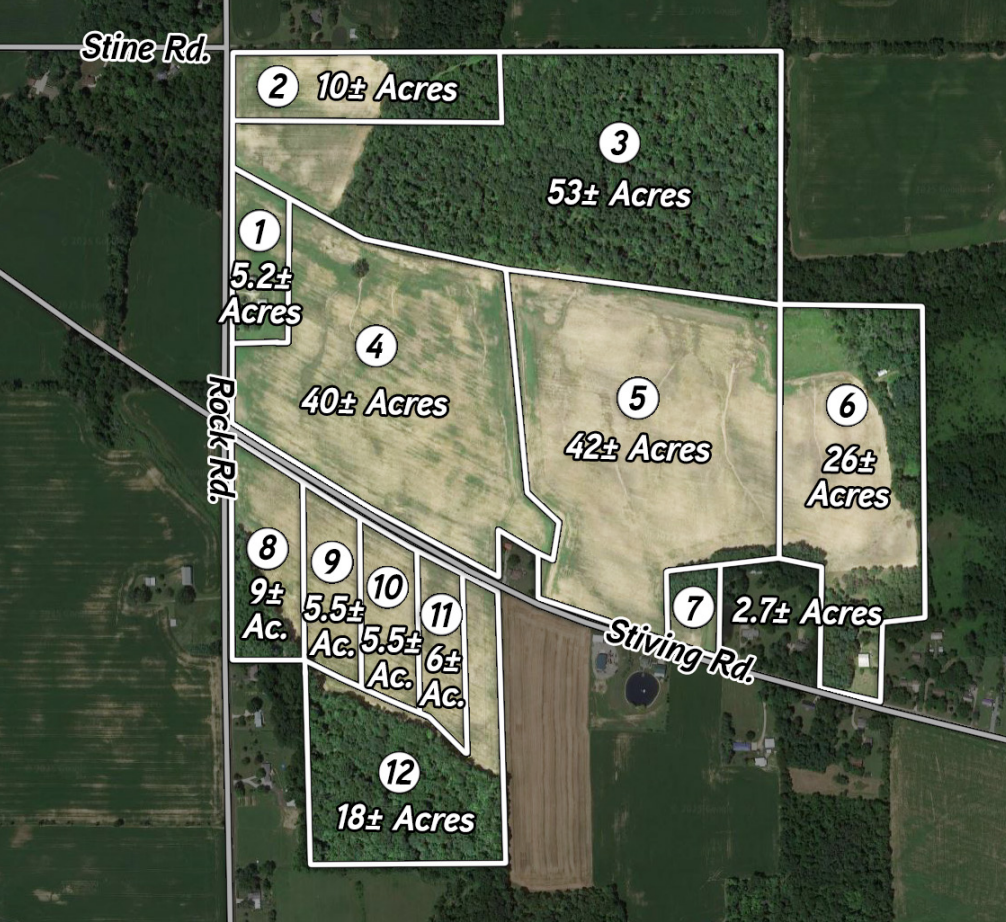
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**TAXES/LEGAL:** Richland County Parcel Numbers 0163227211000, 0163227212000, 0163227717000, 0163227718000, 0163226701000, 0163227902000, 0163227903000, 0163230909000, 0163230910000 are located in Jackson Township and Shelby City School District. The current annual taxes based on CAUV are \$6,610.98 and will be prorated to the date of closing.

**TERMS:** The successful purchaser(s) will be required 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 are available at [www.RES.bid](http://www.RES.bid).

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## 12 PARCELS - TILLABLE - WOODED - BUILDING LOTS - HOME

**AUCTION WILL BE HELD ONSITE LOCATED AT 2628 ROCK ROAD, SHELBY.**

**REAL ESTATE:** Selling to the highest bidder, don't miss this rare opportunity to own a stunning 223-acre property offered in 12 versatile parcels—each with its own unique features and potential. Whether you're looking for a beautiful building site, a recreational retreat, a mini farm, or a full-scale farming operation, this property checks all the boxes. With a blend of open tillable fields, mature woods, rolling terrain, and a charming two-story farmhouse, this land offers unmatched versatility in a prime location. Create your own country haven, expand your agricultural footprint, or invest in land with lasting value. Located in an area known for its peaceful countryside, quality hunting, and convenient access, this property is truly a rare find.

**PARCEL 1:** A solid 2-story farmhouse on 5.2 acres, featuring 2 bedrooms and 1 full bath. While it could use some updating, the home has strong bones and classic charm—offering great potential for someone ready to make it their own.

This parcel includes multiple outbuildings: a 40x62 bank barn, 24x40 outbuilding, 16x18 detached garage, 16x22 outbuilding, and a 13x18 utility shed—perfect for hobby farming, livestock, or extra storage.

Whether you're starting a mini farm, restoring a classic farmhouse, or looking for space to spread out, this property offers a versatile and valuable opportunity.

**PARCEL 2:** 10 acres, roughly half wooded and half tillable. A picturesque setting perfect for building your dream home with enough acreage for a hobby farm or outdoor recreation.

**PARCEL 3:** 53 acres—tillable ground at the front with the majority in mature woods. Ideal for a home site with room to roam, and excellent hunting opportunities right out your back door. Whether you're a deer hunter or nature enthusiast, this parcel offers seclusion, beauty, and utility.

**PARCEL 4:** 40 acres of all tillable ground. Gently rolling terrain makes it great for farming or investment. Well-located and a strong addition to any agricultural operation.

**PARCEL 5:** 42 acres, predominately tillable. Pairs exceptionally well with Parcel 4 for those looking to expand their row crop acreage or establish a small farmstead.

**PARCEL 6:** 26 acres featuring both open tillable ground and wooded areas. Includes a 24x48 and a 36x48 outbuilding, offering endless use options. A secluded, scenic site that's perfect for building, farming, hunting, or a combination of all three.

**PARCEL 7:** 2.7 acres—a manageable and inviting building lot that offers both woods and open ground in a great location.

**PARCEL 8:** 9 acres—mostly tillable with a touch of woods. A perfect setting for your future home with the flexibility of open space and privacy.

**PARCEL 9 & 10:** 5.5 acre lots, all open and ideal for building. A blank canvas in a peaceful country setting.

**PARCEL 11:** 6 acres, open and buildable—perfect for anyone looking for a modest amount of land in the country.

**PARCEL 12:** 18 acres featuring open tillable fields in the front and mature wooded acres in the back. A dream setting for a home with scenic views, hunting potential, and income-producing ground.

This one-of-a-kind auction has something for everyone—whether you're a farmer, hunter, investor, or someone looking for the perfect country property to build your forever home. From rolling tillable fields and mature hardwoods to buildable lots and an existing farmhouse with outbuildings, every parcel offers its own unique opportunity. Buy one, a few, or all twelve parcels and turn your dreams into reality. With location, land diversity, and long-term potential, this is a rare chance to own a piece of the countryside that truly has it all.

**OPEN HOUSE:** The home will be open for inspection Thursday, June 26th 5:00-6:30PM. Private showings available through Jon Mast, 330-763-3883. Pick up a brochure and walk the land at your leisure.