

2 PARCELS – TILLABLE – WOODED – DEVELOPMENT OPPORTUNITIES



# *Richland County 54-Acre* LAND AUCTION

MONDAY, JULY 21ST • 5:30 PM

LIVE AUCTION with Online Bidding @RES.bid  
*Held at The Woods at Possum Run Golf Course*



10% BUYER'S PREMIUM | LIC# 2022000271

833.SOLD.RES | WWW.RES.BID



**TAXES/LEGAL:** Richland County parcel number 05893220006000 is located in Mansfield Township and Madison Local School District. The current annual taxes based on CAUV are \$1,377.34 and will be prorated to the date of closing.

**TERMS:** The successful purchaser(s) will be required a non-refundable down payment of 10% of the purchase price 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. Any desired inspections need to be completed prior to bidding.

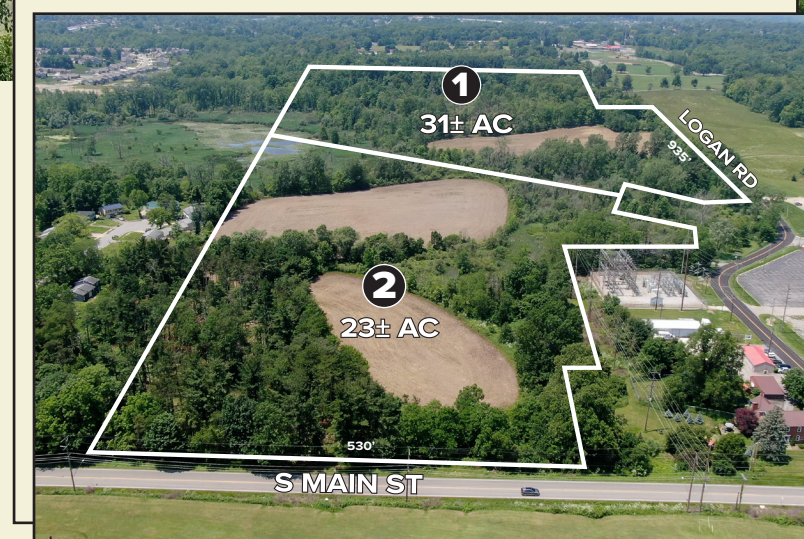
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**AUCTION LOCATION:** The auction will be held at The Woods at Possum Run golf course – 1313 South Main Street, Mansfield, OH.

**PROPERTY LOCATION:** The property is located on South Mains Street, Mansfield, OH. From downtown Mansfield: Head south on Main Street (OH-13S S) for approximately 1.5 miles. From US-30: Take OH-13 S/Main Street exit toward Mansfield, head south on OH-13/Main Street for approximately 2 miles. Watch for RES Signs.



LIVE & ONLINE



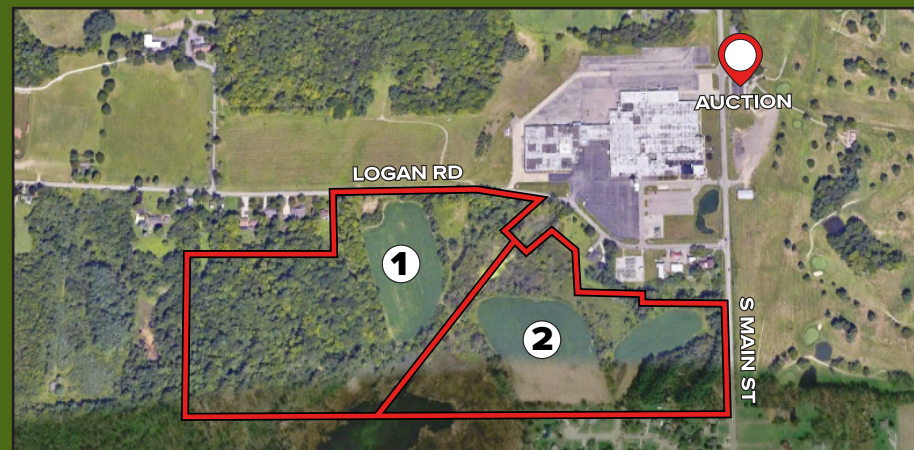
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Pick up a brochure and walk the land at your leisure. Private showings available through Brandon Doty, 330-749-4685.



**REAL ESTATE:** Selling to the highest bidder this unique 54-acre property, offered in two parcels, combining tillable ground, woods, and incredible potential for development or investment. Located in a growing area just minutes from I-71, this property offers the perfect blend of seclusion, convenience, and opportunity.

With 15 acres of productive tillable land, there's income potential for farming or lease agreements. The combination of woods and open land also makes it a strong candidate for conservation, outdoor recreation opportunities, or country lifestyle.

Located just off Interstate 71, this property offers quick and easy access to major cities like Columbus and Cleveland, making it attractive for commuters, developers, and long-term investors. Utilities are nearby, and the convenient location adds to its value for future residential or mixed-use development.

*Parcel 1:* 31 acres of a mix of tillable and wooded land, with the majority being wooded.—ideal for outdoor enthusiasts, hunters, or those seeking a private setting for a custom-built home. With frontage on Logan Street, this parcel offers easy access and could be a great fit for a secluded home site, hunting paradise, or future recreational development like a cabin retreat or wooded trails for hiking and ATV riding.

*Parcel 2* consists of 23 acres with more tillable ground than woods, providing open, usable land that's perfect for agricultural use, hobby farming, or even a vineyard or orchard. With road frontage on South Main Street and panoramic views overlooking the nearby golf course, this parcel offers a beautiful setting for an estate home, a small residential development, or rental cabins with a scenic backdrop.

Whether you're looking to build your dream home with acreage, invest in land with growth potential, or divide and develop over time, this property delivers flexibility and promise. Endless possibilities await—from luxury home sites and mini farms to hunting retreats, commercial ventures, or land banking.

Don't miss your chance to secure this versatile and well-located piece of land with outstanding potential. Properties with this kind of location, layout, and opportunity don't come around often!



Andy White, Auctioneer  
Brandon Doty, Listing Agent  
Drew Turner – Seth Andrews, Broker

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