



HOME AUCTION

5.01 AC± | 1 TRACT | RICHLAND CO, OH

10% BUYERS PREMIUM | LIC. #2022000271



LIVE AND ONLINE AT RES.BID

AUCTION DATE: 11/12/26 **AUCTION TIME:** PERSONAL PROPERTY
AT 2:00 PM ET, REAL ESTATE AT 4:00 PM ET

AUCTION HELD AT: ON-SITE, 1566 BOWERS RD, MANSFIELD, OH 44903

PROPERTY PREVIEW: 10/29 FROM 4 PM - 6 PM AT 1566 BOWERS RD, MANSFIELD, OH 44903

On November 12, 2026, this 5.01± acre property in Richland County, Ohio, will be coming to auction. It offers a peaceful setting to relax and enjoy nature, a custom-built home that has been well cared for, and two outbuildings with enough room for a serious shop, hobbies, equipment storage, or guests.

The custom 3-bedroom, 3-bathroom home has quality finishes throughout. Hardwood floors run through the main living spaces, and custom lighting adds character from room to room. The kitchen has quartzite countertops and a movable island, so you can change the layout for everyday cooking or for hosting. Three heat sources, a forced air furnace, a wood fireplace, and a pellet fireplace, add warmth and comfort through Ohio's colder months.

The first-floor master suite has a large bathroom with dual sinks set in a custom concrete countertop, tile flooring, a walk-in tiled shower, and a separate walk-in tub. A second first-floor bedroom has a full bathroom close by. The laundry room is also on the main level, along with a walk-in pantry. At the back of the home, a large living area looks out over the backyard and takes in the natural setting.

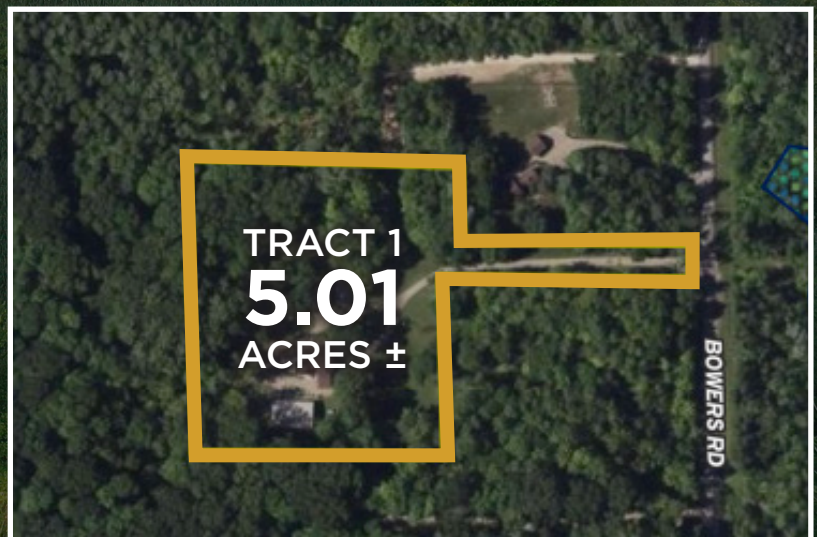
Upstairs, the loft bedroom has its own bathroom and a walk-in closet, which makes a comfortable private space for guests, a home office, or a retreat. A 22 kW standby generator backs up the whole setup, so the home keeps running when the power goes out.

The outbuildings add a lot of value. Both have electric service and concrete floors. The larger building measures 40x64 and is insulated, with a wood furnace and water, so it can be used year-round as a workshop, equipment barn, or hobby space. Inside it is a finished living area with a kitchen, a bathroom, and a fold-down king bed. That's a ready-made spot for visiting guests, an on-site office, or a place to stay while working on projects. The smaller outbuilding gives you extra room for all your storage needs, from mowers and tools to recreational gear.

Properties that combine acreage, a custom home of this quality, and a fully equipped, insulated shop with living quarters don't come up often in Richland County. This auction gives buyers a chance to set their own value on a turnkey rural property. Property preview on October 29th, 2026, from 4 pm - 6 pm at 1566 Bowers Rd, Mansfield, OH 44903.



Taxes:	\$5859.00
Possession:	At closing
Survey Needed?:	No survey needed
Brief Legal:	1566 BOWERS RD, MANSFIELD, OH, 44903
PIDs:	0472604013006
Lat/Lon:	40.7166, -82.6567
Zip Code:	44093



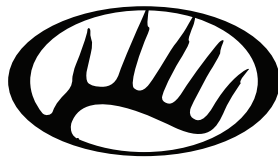
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

JEREMY SCHAEFER, BROKER: 216.406.3757 | jeremy.schaefer@whitetailproperties.com

EMMETT PHELAN, AGENT: 740.361.9427 | emmett.phelan@whitetailproperties.com

RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

WHITETAILPROPERTIES.COM RES.BID



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

TERMS OF SALE

A 10% Buyer's Premium applies to all purchases

Any desired inspections must be completed prior to bidding. This purchase agreement is not contingent upon the satisfactory state of any inspections required after the date of the auction

Sellers will provide a marketable deed and convey the property as per the terms of the Real Estate Purchase Agreement

Property Sells "AS IS"

Property sells subject to articles in the present Deed, Title, and any articles or notices of public record

Buyer will pay CAUV tax recoupment, if any, due and payable after deed conveyance

Seller, through Seller's title agency, shall provide to Buyer: Fiduciary Title. The Escrow Agent shall be chosen by the Seller; however, if required as a condition of the loan, the Escrow Agent shall be chosen by the Buyer's Lender

Seller shall pay for the cost of the title search, deed preparation and county conveyance fees. Seller and Buyer shall each pay one-half of the Escrow Agent's standard closing fee. If an owner's policy of title insurance is selected, the buyer and seller will split the owner's title insurance 50/50, including, without limitation, the additional cost of the premium for use of an owner's policy, the cost of a loan policy, title endorsements, location survey, or other items required by Buyer, or Buyer's lender. Buyer shall pay for all recording fees. RES advocates the use of title insurance in all real estate transactions.

Acreage and frontage amounts, including lot markers, are approximate and subject to final survey. (If required)

RES requires a nonrefundable down payment of 10% of the purchase price at the time of purchase. The sale is not subject to any contingencies for financing.

Earnest Money Deposit is NONREFUNDABLE; the contract contains no provisions for contingency on financing. In bidding, you are asserting you have the funding to close. In the event Buyer does not close in compliance with the terms of this purchase agreement, all earnest money shall be forfeited and paid to the Seller as liquidation damages.

Buyer agrees to indemnify and save harmless RES and Whitetail Properties Real Estate, its employees, and agents, from any liability stemming from any incorrect information given or any material information

Seller fails to disclose whether or not it is known to the Seller at the time of the execution of the purchase agreement.

The property sells subject to any announcements made on the day of sale.

