



WHITETAIL PROPERTIES REAL ESTATE

HUNTING | RANCH | FARM | TIMBER

HOME AUCTION

10% BUYERS PREMIUM | LIC. #2022000271



RANCH HOME ON CORNER LOT

LIVE AND ONLINE AT RES.BID

AUCTION DATE: 3/3/26 AUCTION TIME: 5:30 PM ET

AUCTION HELD AT: ON-SITE, 988 KENTLAND DR, MANSFIELD, OH 44906

PROPERTY PREVIEW: 2/24/26 FROM 4-6 PM AT 988 KENTLAND DR, MANSFIELD, OH 44906

Calling all Mansfield area home buyers and investors...don't miss your opportunity to own a very well-built home offering comfort, functionality, and everyday convenience close to Kingwood Center and South Park. Situated on a corner lot in a quiet and established neighborhood, this property provides a welcoming setting while remaining close to shopping, dining, schools, and providing easy access to Route 30. Inside, you'll find a great layout designed for comfortable living and everyday functionality. This home was originally built as a duplex and could easily be put back to two units to provide solid rental income (two addresses, split utilities, etc). In its current form, it's perfect for multi-generational living with two bedrooms and a full bath located at both ends of the home for privacy. Centrally located are a large dining room and a large living room offering plenty of space and flexibility for a variety of lifestyles. The owner had a portion of the square footage set up for a home office for many years. On the lower level, you will find oversized garages, bonus rooms and ample storage. The roof, major mechanicals and windows have all been updated in the recent past. The exterior features a manageable yard with nice landscaping and the elevated decks off the back of the house are a great place to unwind after a long day and watch the deer, turkey and other wildlife that frequent the area. With its convenient location and solid potential, this home is a great opportunity for homeowners or investors alike. Whether you're relaxing, entertaining, or working from home, this layout adapts easily to many different needs and purposes. Don't miss your chance to own a home in an established Mansfield neighborhood!

Key Advantages:

- Originally built as a duplex, easy to put back...still has two addresses, split utilities, etc.
- Perfect for multi-generational living
- Large corner lot
- Ideal investment opportunity
- Close to shopping, dining, schools, parks and Kingwood Center
- Easy access to Routes 30, 42, 13 & Interstate-71
- Roof, windows and major mechanicals updated in recent years

Taxes:	\$2,724
Lease Status:	No Leases
Possession:	Immediate possession at closing
Survey needed?:	No
Brief Legal:	Corner of S Trimble Rd. & Kentland Dr.
PIDs:	027-02-103-05-000
Lat/Lon:	40.756049537998194, -82.5514026553753
Zip Code:	44906

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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

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RES AUCTION SERVICES: ANDY WHITE, AUCTIONEER

RANCHANDFARMAUCTIONS.COM | RES.BID

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES | Jeremy Schaefer, OH Broker for Whitetail Properties Real Estate, LLC, License # 2021003258 | Jeremy Schaefer, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 216.406.3757 | Emmett Phelan, Ohio Land Specialist for Whitetail Properties Real Estate, LLC, 740.361.9427 | Auction will be conducted by RES Auction Services, a licensed Ohio Auction Company | Andrew R. White, Auctioneer for RES Auction Services



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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, 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.

