

BAKER P.O.A. FARM AUCTION

**83.79 +/- ACRES WITH HOME-TILLABLE &
WOODED-N.E. RICHLAND CO.
1 PARCEL-VERY SCENIC FARM
FRI. MARCH 3, 2023 @ 1:00 PM**

Located: 3000 Robinson Rd. (Weller Twp.)
Mansfield, OH 44903. 7 ½ mi. N.E. of Mansfield on
SR 545 past Ohio State Reformatory, 4 ½ mi. S.W.
of Olivesburg, 11 mi. S.W. of Ash-land, 7 ½ mi. S.E.
of Shenandoah, OH.

REAL ESTATE (SELLS @ 1:45 PM): A rare
opportunity to buy a beautiful scenic farm being
offered at public auction with no buyer's premium!
Being sold in one parcel, this property consists of
83.79 +/- total acres with a scenic wood-lined long
driveway leading to the 1993 brick Cape Cod (2,070
+/- sq. ft.) residence with '17 36' x 30' pole barn
with (3) 9' x 8' elec. openers rollup doors, (1) man
door and 4' x 30' side porch, all concreted. Home
has 4 bedrooms, 3 baths, family room w/brick
fireplace, living room w/bay window, dining room w/
doors leading to rear covered wood deck, kitchen
w/oak cabinetry & built-in stove, foyer entrance, lg.
utility room, full basement w/brick fireplace, Lennox
elec. heat, heat pump, central air, large covered
front porch, lots of nice oak wood-work & newer
metal roof. Balance of this fine property consists of
48.56 +/- tillable ac. of which 8 +/- ac. is planted to
wheat. New buyer will get 2023 farming rights and
new wheat crop. 33.44 +/- ac. of rear woods w/
plenty of abundant wildlife including multiple fence
rows. Please call office for private tours.

Owner: Michael E. Baker/P.O.A. Beverly K. Parcels

BEN HIGGINS REALTY & AUCTION CO., LLC.

Ben A. Higgins, Broker & Auctioneer
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