



BAKER P.O.A. FARM AUCTION

**83.79 +/- ACRES WITH HOME-TILLABLE &
WOODED-N.E. RICHLAND CO.**

**1 PARCEL-VERY SCENIC FARM-PERSONAL
PROPERTY**

FRI. MARCH 3, 2023 @ 1:00 PM

Location: 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 Ashland, 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 woodwork & 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.

740-387-5111/www.higginsauctions.com