

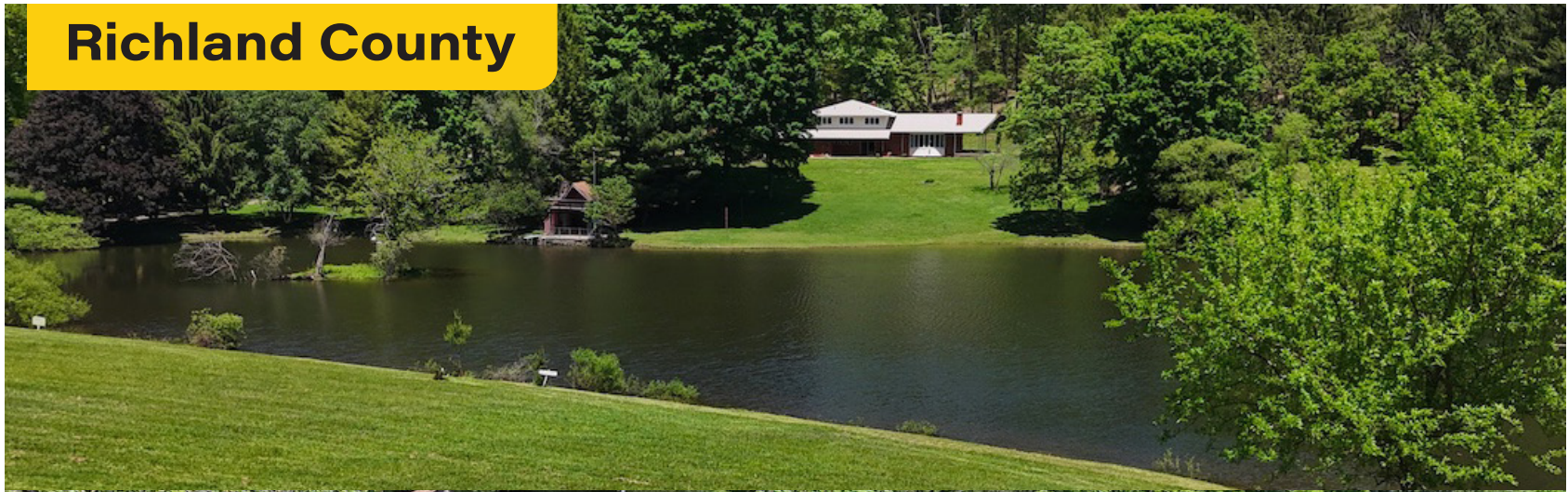
OPEN HOUSE THURSDAY, JUNE 11TH, 7:00 PM

**MOHICAN AREA
ONLINE ONLY
AUCTION**

**DON'T MISS YOUR CHANCE TO OWN THIS
UNIQUE OHIO COUNTRY ESTATE!**

ONLINE ONLY AUCTION - BEGINS CLOSING @ 8 PM - THURSDAY, JUNE 25TH, 2026

Richland County



**ONSITE BID STATION AVAILABLE
EVENING OF SALE.**

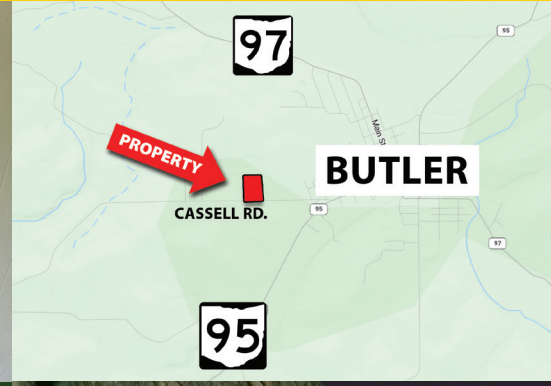
Directions: From the stoplight in Butler. Go west on West Elm Street. Turn right on West Street (turns into Cassell Road). Turn right into the tree-lined driveway (Total distance from stoplight is 0.7 miles).

GreatOutdoorsRealEstate.com

FRANK DIMARCO - BROKER, AUCTIONEER | 740-393-1001



Home on 11.8 Acres, 4BR, 2.5 BA | 2 Acre Pond



1-PARCEL AUCTION

Richland County

PRIME MOHICAN AREA ONLINE ONLY AUCTION - Country home and 2-acre pond located at 1989 Cassell Rd, Butler, in scenic Richland County! This 11.8-acre property offers the perfect blend of rural living and outdoor enjoyment, featuring a 2,500 sq. ft split-level home built in 1969 with 4 bedrooms and 2.5 bathrooms. This would be a great remodeling project, overlooking a fully stocked pond.

Auction begins closing at 8:00pm with extended bidding. Register to bid now at GreatOutdoorsRealEstate.com. A 5% Buyer's Premium applies and will be added to the final bid price. Bidding price starts at \$250,000. Onsite bid station available evening of sale.

OPEN HOUSE THURSDAY, JUNE 11TH, 7:00 PM



ONLINE ONLY AUCTION - BEGINS CLOSING @ 8 PM THURSDAY, JUNE 25TH, 2026

- Spacious 2,500 sq ft split-level home - 4 bedrooms, 2.5 baths, partial basement, propane heat, air conditioning and multiple living spaces ready for your personal touches.
- Stunning 2-acre pond fully stocked with incredible fishing.
- Tree-lined driveway. A picturesque, private entrance through mature trees that creates a welcoming, secluded feel.
- Acreage with rolling topography, woods, and open spaces perfect for gardening, recreation, future building, or potential vacation rental.
- Outbuildings include a detached garage with pit for heavy equipment maintenance, shed, showerhouse, and patios for outdoor entertaining, and a cozy shelter with a fireplace overlooking the pond.



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