

ABSOLUTE AUCTION

SATURDAY, NOVEMBER 2, 2024, 2:00 PM



LAND



LIVE ONSITE AUCTION WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Two Adjoining Tracts, May Be Offered In Two Parcels, Multi Par
- Parcel #1: 62 Acres
- All Wooded With Pond Plus 1,840 Sq. Ft., Four Bedroom, 1.5-Bath Home
- Great Hunting Parcel
- Lots of Frontage On Two Roads
- Free Gas
- Parcel #2: 80 Acres Of Vacant Land
- Half Wooded & Balance Cropland
- Corner Tract
- Frontage On Two Roads
- Mineral Rights Owned By Seller To Transfer

HUNTING & FARMLAND WITH GOOD HOME 142 ACRES

370 E. UNDERRIDGE RD.,
CONNEAUT, OH 44030

www.kikoauctions.com | 800.533.5456

Information is believed to be accurate but not guaranteed.
KIKO Auctioneers



Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidders on location.

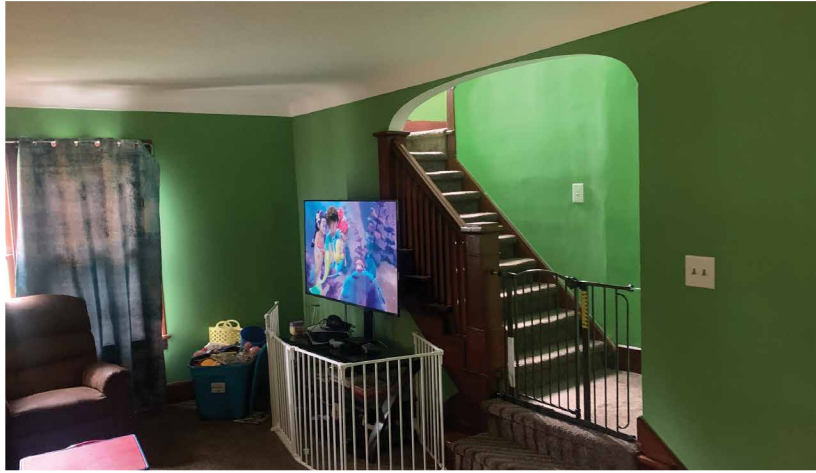
REAL ESTATE

Parcel #1. 62.21 acres, frontage on Middle Rd. & Underridge Rd., mostly wooded & brush with great hunting. Small pond, very good two story, four bedroom, 1.5-bath home with vinyl siding, shingle roof, full basement, nice kitchen with good cabinets, and dining room both with laminate floors. Huge family room with carpet, four bedrooms up and full bath, sunroom, walk-up semi-finished attic. Beautiful stone front porch. FA gas, central air, 100-amp breakers, dug well and septic with water at street. Lots of frontage, could be divided. Pond for fishing and recreation, woods loaded with wildlife. Check it out. Home presently rented and will be open sale day 2 hours before.

Parcel #2. 80.56 acres across the street. 2/3 wooded balance nice farmland, rolling, scenic, great hunting. Farm drive to rear. You'll like this one. Walk it over.

TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



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AUCTIONEERS
ADVISORS

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