



AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY – NOVEMBER 9, 2019 – 2:30 PM

Attention Land Seekers & Outdoor Enthusiasts

OWN YOUR OWN NATURE RETREAT

125 ACRES – 3 PARCELS – PRIVATE SETTING – SCENIC HILL-TOP VIEWS – SPRING FED LAKE – BORDERS STATE FOREST

Wharton Twp. – Fayette Co. – Pennsylvania

Absolute auction, all sells to the highest bidders on location:

343 WIRSING RD., GIBBON GLADE, PA 15440

Directions: From the north: Take PA turnpike 43 south to US 119 south for approx. 4 miles to WV 26 & Clifton Mills Rd. & US 40 east for 7.5 miles to right on Fayette Springs Rd. for 7 miles to left on Wharton Furnace Rd. for 7 miles to right on Wirsing Rd. to property – or – From the south: From Interstate 68 take exit on WV 26 towards Bruceton Mills and left for approx. 2 miles and left on Clifton Mills Rd. (becomes Wharton Furnace Rd.) for 5 miles and right on Wirsing Rd. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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125.26 acres on the Mason Dixon line – PA and WV border. Features include small spring fed lake, mostly open field and rolling hills with scenic building sites. Borders State Forest for easy access to public ground. Gas and oil rights previously reserved, compressor station on the property brings in approx. \$2,000 per year. Not been farmed in years, should qualify organic. Offered in three parcels. Nearby attractions include Ohiopele State Park, Laurel Caverns, Nemacolin Woodlands Resort and more! 20 minutes to PA turnpike 43 or I-68.

Parcel A: Approx. 61.8+/- acres with 200 ft. frontage. All open ground with level field, beautiful hilltop views, secluded possible building sites overlooking stocked spring fed lake and shared border with state forest. Uninhabitable century home with sandstone foundation and fireplaces worth salvaging.

Parcel B: Approx. 19.2+/- acres with 200 ft. frontage. All open rolling ground with beautiful hilltop views.

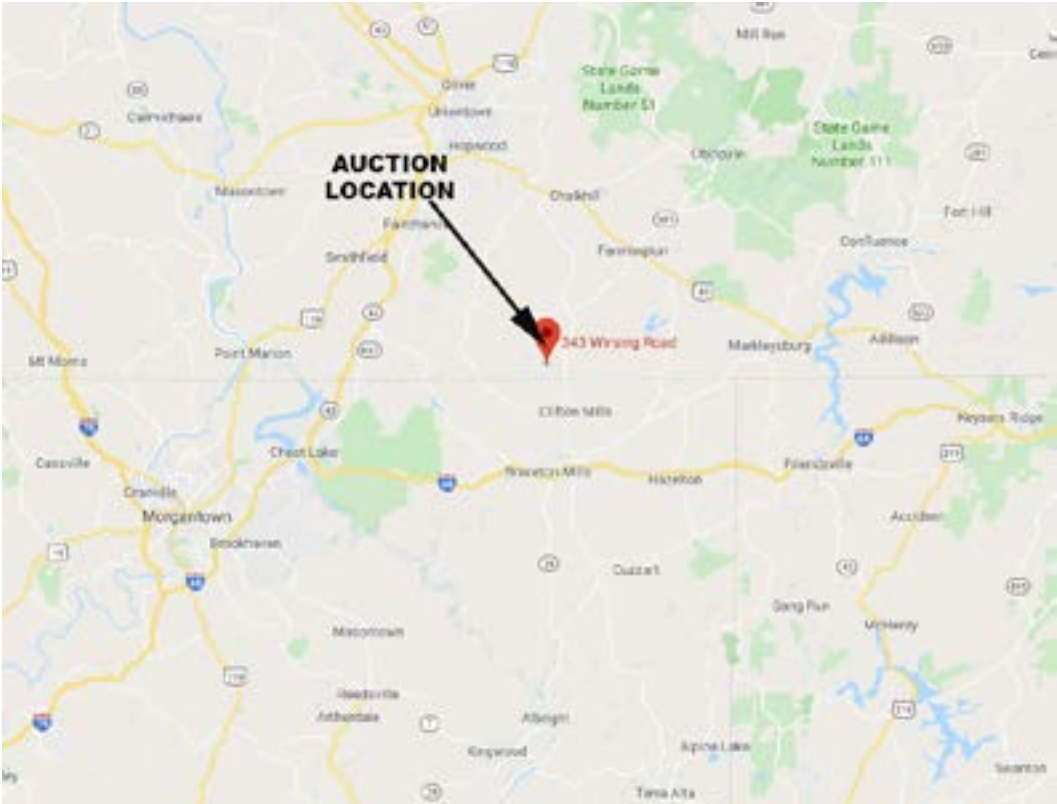
Parcel C: Approx. 40+/- acres with 1,515 ft. frontage. Wooded and open rolling ground bordering state forest. Compressor station with \$2,000 yearly income.

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, which goes to the seller. 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 sold as Separate Parcels and not to be offered as an Entirety.

Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923 #AU-002727L & RS-222810-L.
Russ Kiko Assoc. #AY000170L.

Auction By Order Of: Raymond Wengerd Jr. and Leona J Wengerd



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