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AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – OCTOBER 24, 2020 – 11:00 AM
REAL ESTATE SELLS FIRST

Real Estate Opportunity

Private Or Commercial 120 Acre Rural Ashland County Retreat With Hunting & Recreation – 6,600 Sq. Ft. Lodge With 10 Bedrooms - 9 1/2 Baths – Two-Story Great Room & Recreation Hall Plus 2 RV Hookups – 2 Miles Hiking Trails – 49 Acres Cropland Balance Wooded – 107 Acres With High Fence For Whitetail Deer – Rolling & Scenic – Mohican Twp. – Ashland Co. – No Zoning

Also Selling: Mounts – Misc.

Just 12 Miles SW Of Wooster - 10 Miles N Of Loudonville

ABSOLUTE AUCTION, this unique property sells to the highest bidder on location:

73 TWP. RD. 2250, LAKEVILLE, OH 44638

Directions: From Wooster: From Rt. 30 go south on Rt. 3 (1/2 mile) to Rt. 95 & west 8 1/2 miles to Co. Rd. 37 and south to Twp. Rd. 2250 and west OR Rt. 3 N of Loudonville to Rt. 179 and left 4 miles to CR 175 and north 1 1/2 miles to Twp. Rd. 2250. Watch for KIKO signs.

Preview Sat., October 17, 3:00-6:00 PM or call for private showing.



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Interest rates at historical lows, take advantage of the opportunity. Check our website for maps, photos, and drone video. Secluded retreat land or meeting site for personal, family or corporate clients. Lodge with kitchen and dining and meeting rooms plus overnight accommodations for private parties, wedding, etc. Land rolling and scenic with hiking trails, elevated hunting blinds. 2 small stocked ponds, small stream and lots of nature. Close to Mohican State Forest. Only minutes to I-71 and US Rt. 30. Lodge has geothermal heating with heated floors and full back-up generator. Natural gas. Most furniture and appliances to transfer. 1031 tax deferred exchange welcome. Mineral rights transfer. Some nice timber. A real eye pleaser!

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.

Personal Property To Sell Separate: Live metal bear trap – mounted beaver – meat rail and hooks for cooler - Taylor model 4336-33 2-head soft serve machine – Approx. 2 1/2-ton feed bin – metal file cabinets – 2 exercise bikes – lobster trap – deer mounts – sled – 4-drawer wood file – 2 antique large wagon wheels – 2 twin beds – office chairs – misc.

TERMS ON CHATTELS: Driver’s license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 14% buyer’s premium on all sales; 4% waived for cash or check when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

Auction By Order Of: Trophy Hollow Ranch LLC and HHH Farm LLC

