



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**FRIDAY – NOVEMBER 27, 2020 – 11:00 AM
REAL ESTATE SELLS FIRST**

Attention Landseekers – Hunters – Nature Enthusiasts

Opportunity Presents 203 Acres – Mostly Wooded Land
Parcel #1 – 181+ Acre Hideaway Retreat With Home – 30 X 56 Pole Barn – Pond – Oil Well Drive & Trails Throughout Property – Several Producing Wells With Free Gas – Marketable Timber – Beautiful Views – 75% Wooded Balance Open Farm Ground
Parcel #2 – 22 Acre Hilltop Hideaway With Existing Oil Well Drive – Nice Open & Wooded Parcel

Convenient Location – 25 Minutes From I-77

Note: Property Will Be Sold In Parcels Only – Parcel #1 & #2
Adjoins – Loads Of Wildlife – All Mineral Rights To Transfer
With Real Estate

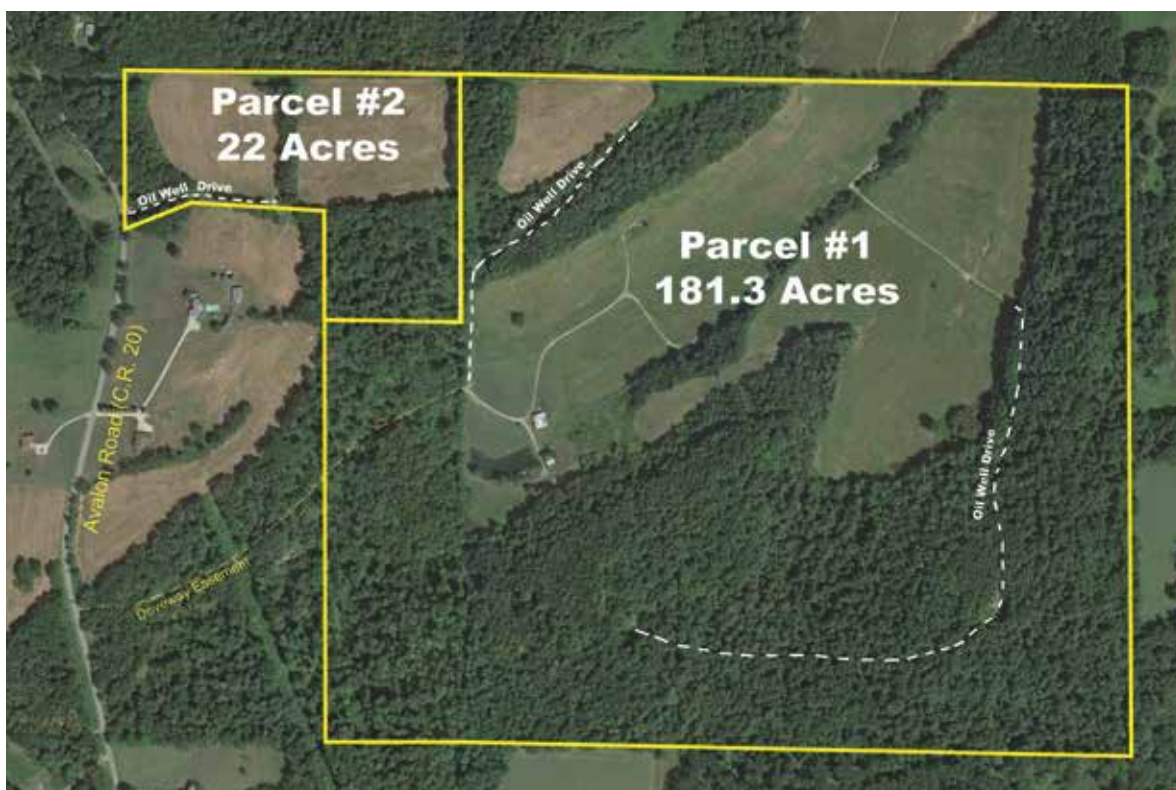
Online & Live Bidding Available On Real Estate
Carroll County – Brown Twp. – No Zoning!

Also Selling: Firearms & Misc.

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

6180 AVALON RD. NW, MALVERN, OH 44644

Directions: Take SR 43 south of Waynesburg to Malvern and south on Avalon Rd. (CR 20) to property. Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com





2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

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OPPORTUNITY PRESENTS 203 ACS – MOSTLY WOODED LAND

Parcel #1 – 181+ Acre Hideaway Retreat With
Home – 30 X 56 Pole Barn
Parcel #2 – 22 Acre Hilltop Hideaway With Existing
Oil Well Drive



Parcel #1: Approx. 181.3-acre hideaway! Land is approx. 75% wooded with balance open farmland. Property offers manufactured three-bedroom home with kitchen, cathedral ceiling living room with stone fireplace, two full baths, gas FA furnace and central air. Home overlooks the stocked pond. Free gas to home. Approx. 30 X 56 drive-thru pole barn with gas Reznor heat and approx. 14' lean-to, concrete floors, also included is an early farmhouse with cut-stone foundation. (Farmhouse is in rough condition) Property has an ingress/egress driveway access to Avalon Rd. Loads of wildlife – marketable timber – property offers good access with oil well drives and trails throughout.

Parcel #2: 22-acre hilltop hideaway! Frontage on Avalon Rd. with oil well drive access. Beautiful hilltop views. Open and wooded land.

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 sold as Separate Parcels and not to be offered as an Entirety.

Guns: Beretta CX4 Storm .45 cal carbine – (2) Winchester mod. 140 12 ga. semi-auto's w/ vent rib field barrels and slug barrels – Remington 11-87 12 ga. – Browning BPS 12 ga. pump – Remington Gamemaster 30-06 pump w/ scope – Ruger 10/22 22 cal. semi-auto

Note: Must be a resident of Ohio to purchase firearms – guns to be sold immediately after the real estate.

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% 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: Hidden Valley Properties LLC



Auctioneer/Realtor®
RUDY W. KIKO
330-540-2416
rudykiko@kikocompany.com



Auctioneer/Realtor®
DOUGLAS L. MILANO
330-205-2196
dmilano@kikocompany.com

800-533-5456 | kikoauctions.com

