

ABSOLUTE AUCTION



REAL ESTATE

SATURDAY, JULY 11, 2026, 11:00 AM



218-ACRE FARM Offered In Parcels & As Entirety

84205 ROSE VALLEY RD.,
HOPEDALE, OH 43976

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Family Owned 100+ Years
- Attn Land Enthusiast, Outdoorsman, Cattleman
- Nice Mix Of Open & Wooded Land
- Ponds & Streams
- Good Access With Convenient Location
- Green Twp.
- Harrison Co.

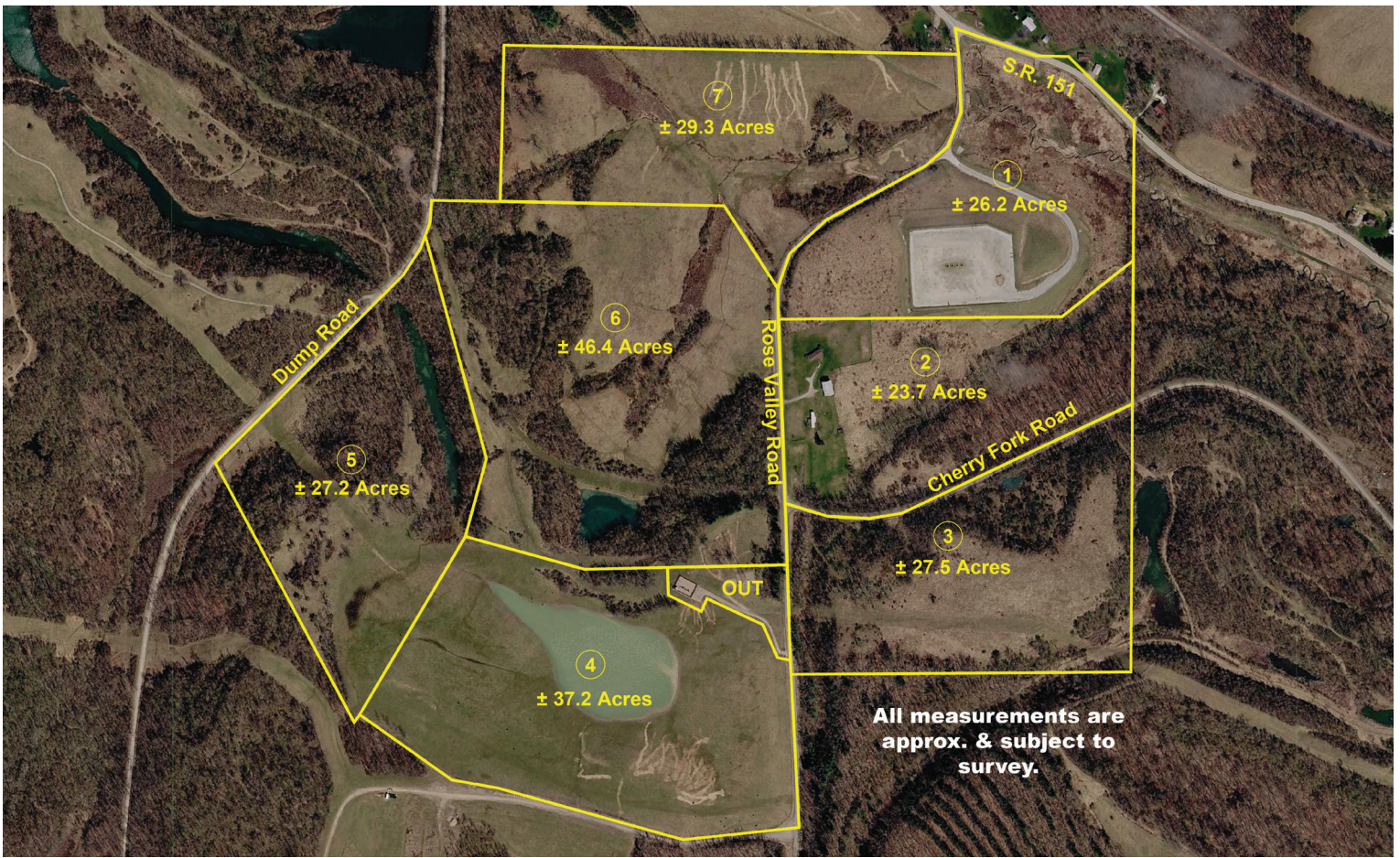
www.kikoauctions.com | 800.533.5456

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

Real estate offers a nice mix of open and wooded land with frontage on four roads. Nice large pond, pasture, woods, loads of wildlife! Mobile home with water, electric, currently rented. Bank barn. Convenient location with easy access to SR 22. Approx. 45 minutes to Pittsburgh. Property has been in the Carson family for over 100 years! Property divided as follows:

PARCEL #1

Approx. 26.2 acres of vacant land with frontage on SR 151 and Rose Valley Rd. with laydown pad currently leased.

PARCEL #2

Approx. 23.7 acres open and wooded land with mobile home (currently rented) and bank barn. Frontage on Rose Valley and Cherry Fork Rd.

PARCEL #3

Approx. 27.5 acres of open and wooded land with frontage on Rose Valley Rd. and Cherry Fork Rd. Loads of wildlife!

PARCEL #4

Approx. 39.7 acres of open land with nice pond. Frontage on Rose Valley Rd.

PARCEL #5

Approx. 27.2 acres of open and wooded land with strip cut pond and frontage on Dump Rd.

PARCEL #6

Approx. 46.4 acres of open and wooded land with pond and frontage on Rose Valley Rd.

PARCEL #7

Approx. 29.3 acres predominantly open land with frontage on Rose Valley Rd.

NOTE

Property will be sold in parcels and as entirety selling whichever way brings the most. Land lays real nice with good access. All parcels have something to offer!

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.

AUCTION BY ORDER OF
Carson Family



WILBUR "BILLY" BIRNEY
AUCTIONEER/REALTOR
740.317.4497
billybirney@kikocompany.com



DOUGLAS L. MILANO
AUCTIONEER/REALTOR
330.205.2196
dmilano@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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

