



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

Saturday - October 21, 2023 - 11:00 AM

Opportunity Presents

**120+/- Acre Wooded Retreat - Mohican River Area
Hunting - Wildlife - Open Land
Trails - Timber Potential**

HANOVER TWP. - ASHLAND CO. - LOUDONVILLE-PERRYSVILLE EVSD

Live & Online Bidding Available

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

COUNTY ROAD 3175, LOUDONVILLE, OH 44842.

Directions: From Main St. (OH-60/OH-39) and S. Market (OH-3) in Loudonville, head south on OH-3 1.3 mi. to Wally Rd./Co. Rd. 3175.

Continue on Co. Rd. 3175 2.9 mi. to auction. Watch for KIKO signs!



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

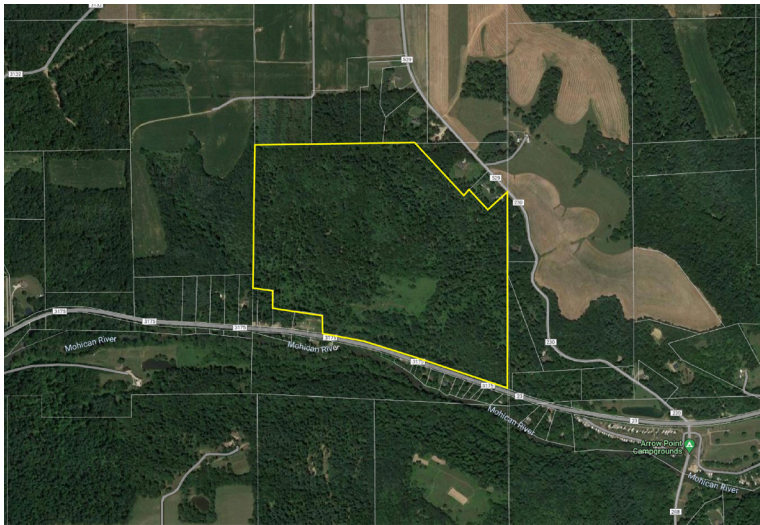
800-533-5456 | kikoauctions.com



Real Estate: Opportunity presents! 120+/- acre outdoorsman retreat. Mostly wooded. Land features nice blend of elevations from gently rolling meadow, to wooded ridge lines, to shale bottom creek. Mowed and maintained trails throughout. Loads of wildlife. Mohican River located across the road. Camping/RV grounds nearby! Approx. 2,000 ft. frontage. New owner could divide if desired after closing. Several future home or cabin sites. Last timbered 10 years ago, family owned for many years. A must-see property! Walk land at your convenience. Real Estate is an investment you can enjoy! Ashland Co. Parcel #C10-013-0-0005-00. Half year taxes \$222.

NOTE: Call Auctioneer to discuss how to use your current land to purchase this property. 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.

Auction By Order Of: The Baldner Family



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