



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - MAY 8, 2021 - 10:30 AM
REAL ESTATE SELLS AT 11:00 AM

Rare Exciting Opportunity!

107 ACRES OPEN & WOODED LAND - TO BE OFFERED IN 4 PARCELS

Producing Gas/Oil Royalty Interest To Sell Separate

Washington Twp. - Belmont Co. - Switzerland Of Ohio School District

Also Selling: Quality Farm And Hay Equip.

On-Site Auction With Online Bidding Available

Absolute auction, all sells to the highest bidder(s). Location:

54675 Pugh Ridge Rd., Alledonia, OH 43902

Directions: From St. Clairsville, OH and I-70 take SR 9 south approx. 15 miles to SR 148, turn right, go quarter mile to Saffell Church Rd., turn left and go 2.2 miles, keep straight onto Pugh Ridge Rd., continue 1.2 miles to auction. Watch for KIKO signs. Located midway between Senecaville Lake and the Ohio River.



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

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REAL ESTATE: Features 107 acres scenic rolling land, majority wooded hillsides and valleys (timber potential). Balance hilltop hayfields & fenced pasture. Two ponds and loads of wildlife. Improvements include a 1-bedroom hunting cabin w/ covered deck overlooking property! Attached 23'x24' garage w/ (2) 10'x10' overhead garage doors (ideal for tractor and four-wheeler) plus 9'x23' lean-to garage. Public water and septic. Good hard-top road w/ easy access to state routes. Last timbered 25 years ago. The well pad for the Gulfport-Lepley Wells #21021 is on the property along with the 15.5% royalty from these wells. The seller also receives royalty from the Gulfport-Winesburg Wells #210020 unit which is not located on this property! Real estate and/or minerals have proven to be a good investment. Belmont County parcel #43-00337.000.

Real estate and gas/oil to be offered as follows:

PARCEL #1: Approx. 10 acres, approx. half wooded balance pasture. Hunting cabin with garage/shop. Approx. 610 ft. road frontage. Ideal getaway!

PARCEL #1A: Approx. 10 acres gas/oil

PARCEL #2: Approx. 73 acres majority wooded scenic valley, balance open hayfield with elevated future homesite and panoramic view. Existing driveway for your use leads to well pad. Two ponds, ideal hunting, recreation, and nature lovers. Approx. 365 ft. road frontage.

PARCEL #2A: Approx. 73 acres gas/oil

PARCEL #3: Approx. 10.5 acres open and wooded land. Elevated future homesite with panoramic view. Approx. 475 ft. road frontage. Public water.

PARCEL #3A: Approx. 10.5 acres gas/oil

PARCEL #4: Approx. 13.5 acres open and wooded land. Elevated future homesite w/ panoramic view. Approx. 490 ft. road frontage. Public water.

PARCEL #4A: Approx. 13.5 acres gas/oil

NOTE: Parcels will be offered bidder's choice and as entirety through the multi-par system and will sell whichever way brings the most. Walk land over at your convenience. On-site and online bidding available. Call for details.

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.

ALSO SELLING: NH TL 100 Tractor, 2WD, 2 hyd. remotes, ROPS, canopy, 1,289 hours, one owner, nice! — JD 5500 Tractor, MFWD, 2 hyd. remotes, ROPS, w/ 540 front end loader, quick tach bucket, rear wts., 3,691 hrs., clean! — Kuhn M2033, 10 ft., 3pt. disc mower, GMD700-611 HD, one owner, little use! — Sitrex, RT-5200-H, 4-star hyd. fold hay tedder, like new — NI 4160 Rake, 5-bar, 9 ft. — NH BR730, 4x4 Round baler, twine — Howse, 3pt., 10 ft., brush mower — 3pt. IM700 7 ft. brush mower — 3pt. Swisher, hyd. log splitter mod. LS3P, tilt — 3pt. post hole digger, like new — 3pt. bale spear — 3pt. hitch "A" frame w/ ball — 3pt. cone fert. spreader — 3pt. boom — Gravely 526 walk-behind tractor w/ brush hog, tiller & snow blower — Gravely 10A comm. tractor and mower — Ariens GT 20 tractor and mower — 40 treated 4"x7' fence posts — Lincoln 225 Welder — (2) Werner 8' ladders — shop fan — chain sharpener — gas weed whip — floor jack — 1 HP air compressor — Blackhawk vise — chains, binders, hardware, gas cans — pile of steel "T" posts — Queen B Space Heater — Old license plates '40s, '50s, '60s — misc. farm related items.

ON-SITE TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard 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.

ONLINE TERMS ON CHATTELS: Visa, MasterCard & Wire Transfer accepted. 15% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used. Exciting auction from start to finish! Circle the 8th and plan to attend! Online bidding available for real estate and farm equipment.

AUCTION BY ORDER OF: Ira O. Lepley



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