



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY - OCTOBER 16, 2021 - 11:00 AM**

**Attn: Hunters, Nature Lovers & Investors!**

**178+ ACRES MOSTLY WOODED LAND OFFERED IN 3 PARCELS**

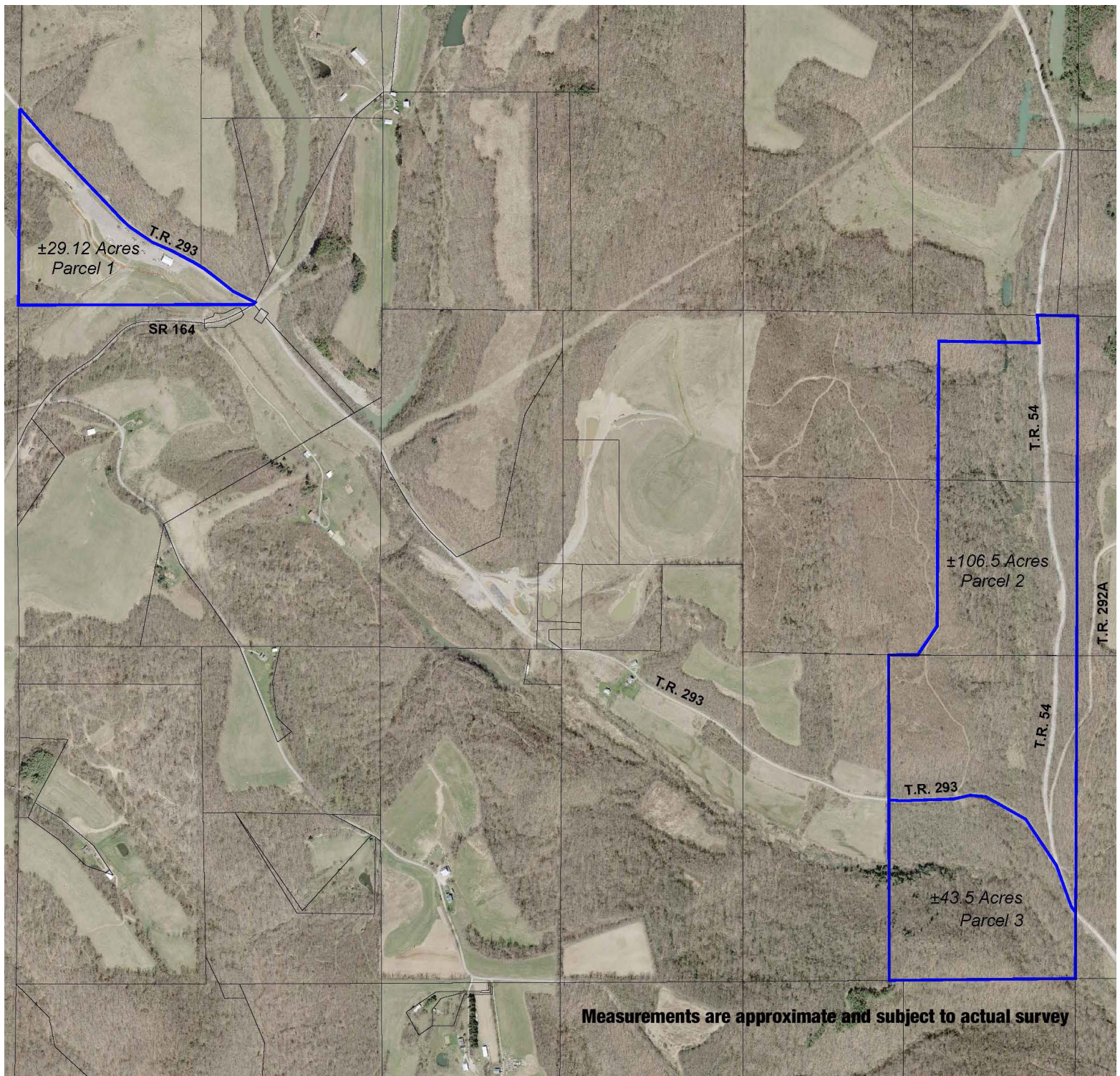
4,200 SF Shop Building On 29+ Acres Open Land - Trails – Streams – Wildlife – Nature  
On-Site & Online Bidding Available!

Brush Creek Twp. - Jefferson County, OH

Absolute Auction, all sells to the highest bidders. Location:

**TWP. RD. 293, SALINEVILLE, OH 43945**

Directions: Take SR 164 north of Bergholz and south of Salineville to Twp. Rd. 293 and auction OR from Carrollton take SR 39 east to Salineville and south on SR 164 to Twp. Rd. 293 and auction. Watch for KIKO signs.



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

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**REAL ESTATE:** 178+ acres mostly wooded land to be sold in parcels only and not offered together. Parcel 2 adjoins the Brush Creek Wildlife area. Loads of deer, turkey, and wildlife. Some streams and trails. Oil and gas does not transfer. All measurements and references to acreage are approximate and subject to actual survey. Great recreation parcels. Walk the land over at your convenience. Selling from parcel #1.

**PARCEL #1:** 4,200 SF shop building, approx. 90' X 47' features large open work area w/ 2 overhead doors, offices, bathroom, and former scale house. Large partial fenced lay-down yard. Situated on 29.1 acres open land w/ stream. Approx. 1,950' frontage on Twp. Rd. 293.

**PARCEL #2:** Approx. 106.5 acres wooded land with trails, stream, deer, turkey, and nature. Approx. 1,350' frontage on Twp. Rd. 293 and approx. 3,500' frontage on Twp. Hwy. 54.

**PARCEL #3:** Approx. 43.5 acres mostly wooded land with stream, deer, turkey, and nature. Approx. 1,450' frontage on Twp. Rd. 293 and approx. 300' frontage on Twp. Hwy. 54.

**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, Bidder's Choice, and not to be offered as an Entirety.



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