



AUCTION

LEADING THE INDUSTRY SINCE 1945

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MONDAY – SEPTEMBER 20, 2021 – 6:00 PM

44 Acres Wooded With Timber

**OFFERED IN TWO PARCELS – 22 ACRES EACH
GAS & OIL RIGHTS TRANSFER WITH DEEP-WELL INCOME
COLUMBIANA CO. – ULSD – FRONTAGE ON RT. 9 & SPEIDEL RD.**

Family-owned approx. 60+ years. Absolute auction, all sells to the highest bidders on location:

SPEIDEL RD., HANOVERTON, OH 44423

Directions: Take Rt. 9 south of SR 172 at New Garden or Rt. 9 north of Rt. 30 in Hanoverton to Speidel Rd. Watch for KIKO signs.

Come walk it over. Nice woods with creek. Encino deep-well unit.

Parcel #1 – 22.15 acres – 1400+ ft. frontage on Rt. 9 – corner tract – mostly wooded with small creek

Parcel #2 – 22.15 acres – 1500+ ft. frontage on Rt. 9. All wooded with small creek. Good deer and turkey hunting. Sold by the acre choice. Take 1, 2 or both. Maps at site or visit us on the web. Nice timber.

Land Owner Royalty: 2018 \$4,535.10; 2019 \$5,244.76; 2020 \$3,504.40

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.

Auction By Order Of:

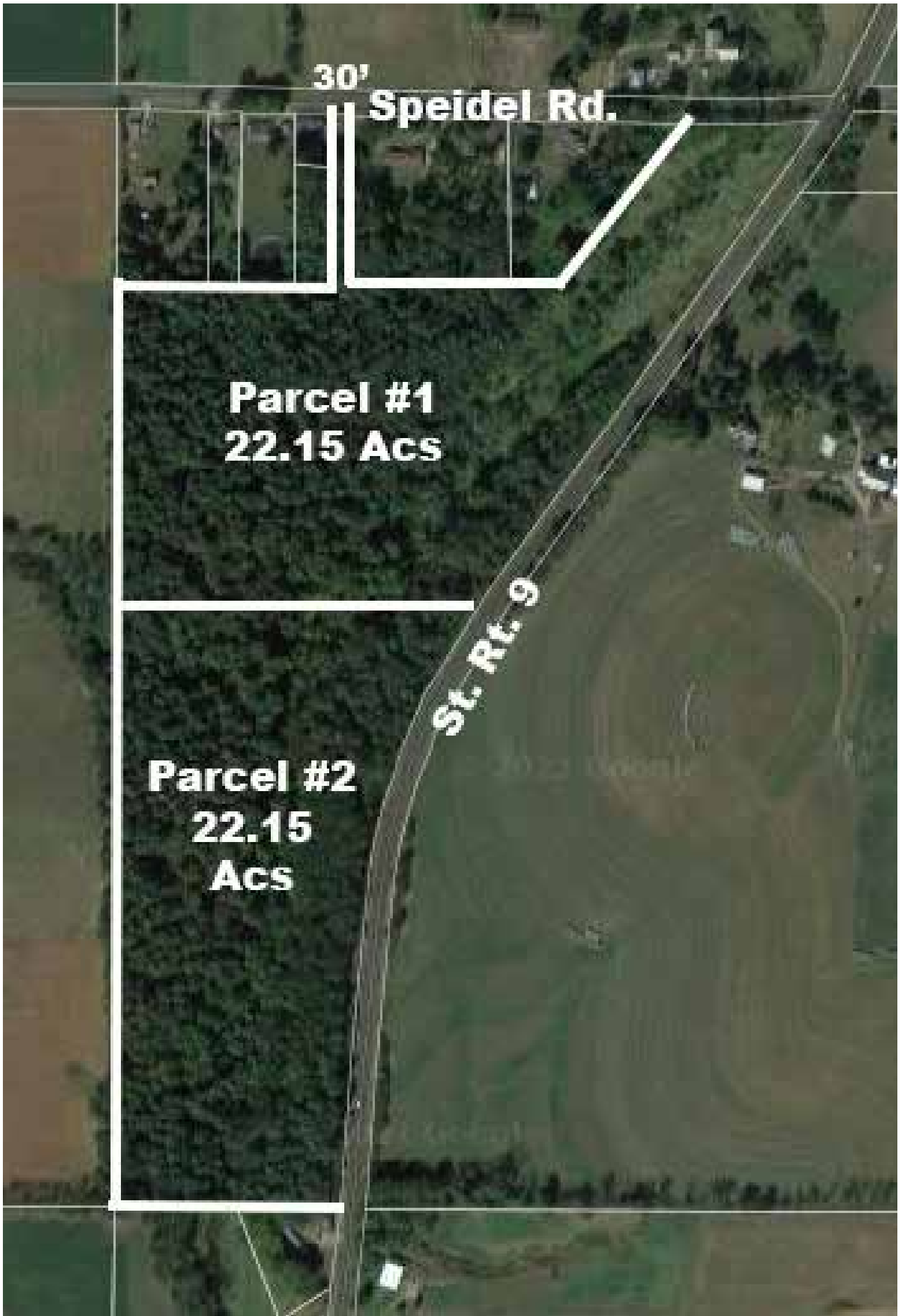
David & Anne Freshly & L & M Maticcik Trust, Ellen Maticcik, Trustee



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

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