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AUCTION

LEADING THE INDUSTRY SINCE 1945

SATURDAY - OCTOBER 2, 2021 - 1:00 PM

138 Acres Wooded Outdoorsman Retreat Offered In Two Parcels

**SHARON & OLIVE TWP. - NOBLE COUNTY
10 MINUTES OFF I-77**

On-Site And Online Bidding Available

ABSOLUTE AUCTION, all sells to the highest bidder(s). Location:

Intersection of Twp. Hwy 8 & Bells Church Lane, Caldwell, OH 43724

Directions: From Cambridge, OH & I-70 take I-77 south 21 miles to Caldwell, OH, take exit 25 SR-78. Turn east onto SR-78 for .4 miles, then right onto Marietta Rd. for .6 miles. Turn right onto Co. Hwy 57 then a quick left onto Hunkadora Rd. In 1.3 miles turn right onto CR-7, follow for 1.8 miles then turn right onto Parrish Ridge Rd. Follow for .4 miles, keep left at Y onto Bells Church Lane. Auction .8 miles on the left. Lat. - 39.706584, Lon. - 81.553893. Watch for KIKO signs.

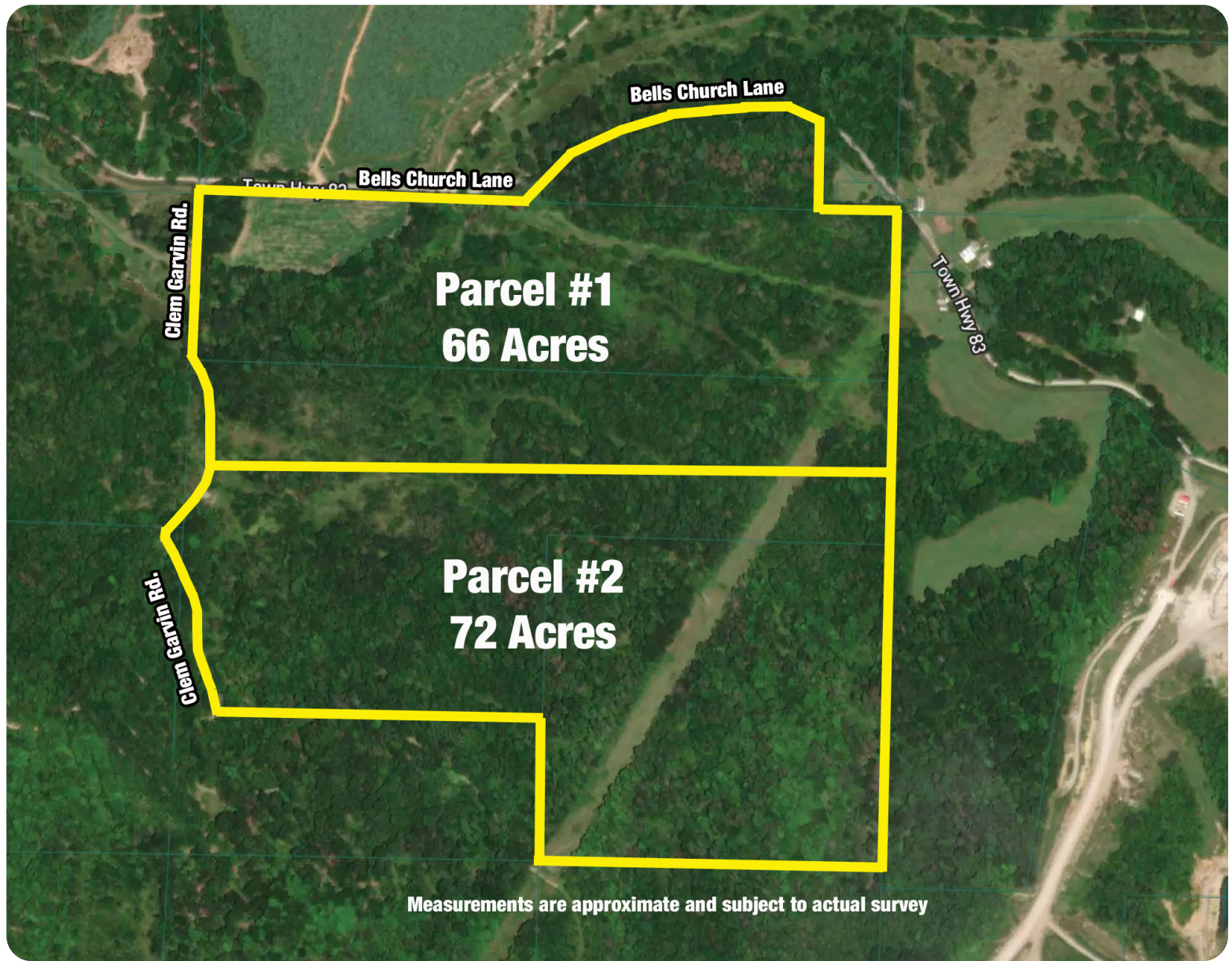


REAL ESTATE: 138-acre outdoorsman retreat offered in two parcels. Located in Noble County southwest of Caldwell just 10 min off I-77. Very accessible with over 4,000 feet of road frontage. Prime wildlife habitats, timber potential, trails throughout & scenic shale bottom creek. This land has all nature could offer. Tax parcel IDs: 28-0051318.000, 28-005136.000, part of parcels 28-0051313.000 & 28-0051317.000

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

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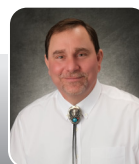
PARCEL #1: Approx. 66-acre corner parcel. Mostly wooded with small meadows & shale bottom creek. Includes remnants of turn-of-the-century barn. Nature trails throughout. Walk at your convenience!

PARCEL #2: Approx. 72 acres of wooded land. Great access through property. This parcel has gently rolling topography and has great wild life habitat. Walk at your convenience!

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.



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