



# AUCTION

LEADING THE INDUSTRY SINCE 1945

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**FRIDAY – MAY 20, 2022 – 6:00 PM**

## **Attn: Nature Lovers – Horseman's Paradise**

EXCITING LAND AUCTION – 27 ACRES – TWO PARCELS

JOINS BEAVER CREEK STATE PARK – ST. CLAIR TWP.

PARCEL #1 – 21.3 ACRES – ALL TILLABLE – BEAUTIFUL OPEN  
LAND – A MUST SEE

PARCEL #2 – 5.7 ACRES – MOSTLY WOODED WITH CREEK  
OPEN IN FRONT – GREAT VIEW  
MINERAL RIGHTS TRANSFER

ABSOLUTE AUCTION, owner retired, all sells to the highest bidder on location:

**OLD FREDERICKTOWN RD., EAST LIVERPOOL, OH 43920**

Directions: Take Rt. 170 just north of Calcutta Smith Ferry Rd. to Co. Rd. 434 (Old Fredericktown Rd.) and bear left and north 1 mile.

Watch for KIKO signs.



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

**800-533-5456 | kikoauctions.com**



Sells live onsite with online bidding available. Maps at site or visit us on the web. Come walk them over. Gorgeous property. No zoning.

**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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