



AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY – JULY 16, 2022 – 11:00 AM

170 Acres Wooded Land

ATTENTION OUTDOOR ENTHUSIASTS - RARE OPPORTUNITY!

Same Owners For Over 70 Years - To Be Offered In 3 Parcels

Cabin On Mohican River - Marketable Timber - Great Elevations - Trails Throughout - Hunting
Big Buck Country - Near Mohican State Park - Hanover Twp. - Ashland Co. - Loudonville Schools

On-Site Auction With Online Bidding Available

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

TWP. RD. 629, LOUDONVILLE, OH 44842

Directions: From downtown Loudonville head south on OH-3 for 2.6 mi. to Twp. Rd. 629, head east on Twp. Rd. 629 1.5 mi. to auction.

Watch for KIKO signs.



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

800-533-5456 | kikoauctions.com



Real estate features 170+/- wooded acres. Includes primitive log cabin on Mohican River. Timber meticulously managed for decades, recent select cut just finished. Farm has been in the Claes family for 70+ years. Signs of whitetail/wildlife throughout.

FARM TO BE OFFERED AS FOLLOWS:

PARCEL #1: 104+/- acres wooded land. Great elevations. Trail access maintained throughout. Over 2,500 ft. road frontage.

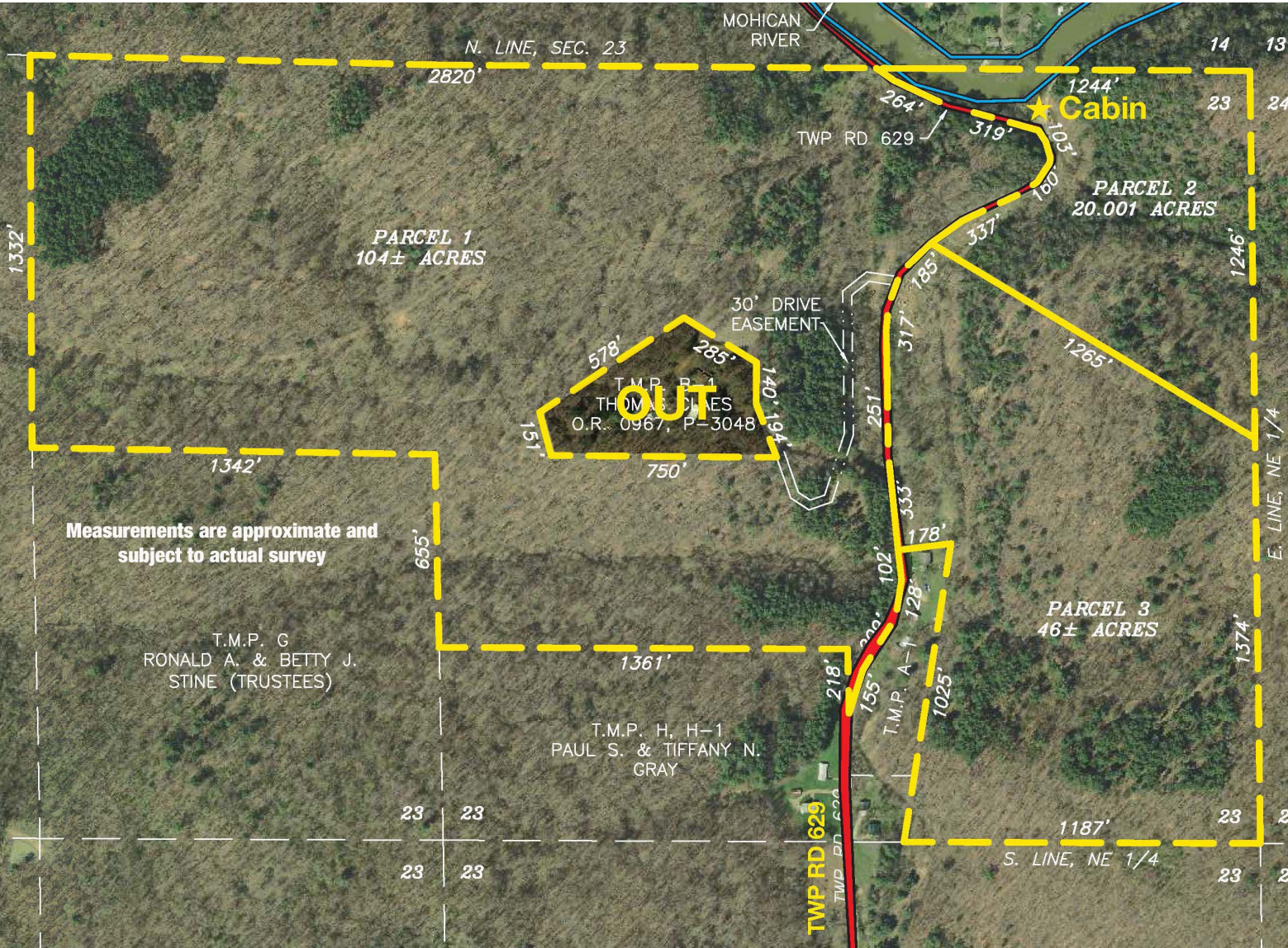
PARCEL #2: 20 acres mostly wooded. Primitive log cabin located on Mohican riverbank. 1,180+ ft. road frontage and over 600 ft. of Mohican River frontage.

PARCEL #3: 46+/- acres wooded land. 1,080+ ft. road frontage.

Ideal hideaway in Ashland County. Just over an hour to Cleveland/Columbus. Walk land at your leisure.

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.

AUCTION BY ORDER OF:
Riverview Tree Farm



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