



ABSOLUTE AUCTION

FRIDAY, APRIL 24, 2026, 12:00 PM
OPEN HOUSE: WED. APR. 15, 2026, 4:00-6:00 PM



REAL ESTATE



316-ACRE FARM

Historical Farmhouse,
Bank Barn
40' x 120' Equipment
Barn, 40' x 80' Shop
Building

LIVE ONSITE WITH ONLINE BIDDING

Auctioneers Note: What an opportunity to purchase some scenic parcels in Belmont County, whether you're looking for cattle, hunting, recreational or building land this property won't disappoint. Walk the land with permission only, the family is still using it to run cattle. Leave the gates how you found them. All mineral rights/royalties are being reserved. Call Jeff Kiko with any questions on to buy at auction. All acreages are approx. and are subject to new survey.

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: Sarah (Betty) Grum



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68895 LLOYDSVILLE BANNOCK RD.,
BELMONT, OH 43718

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

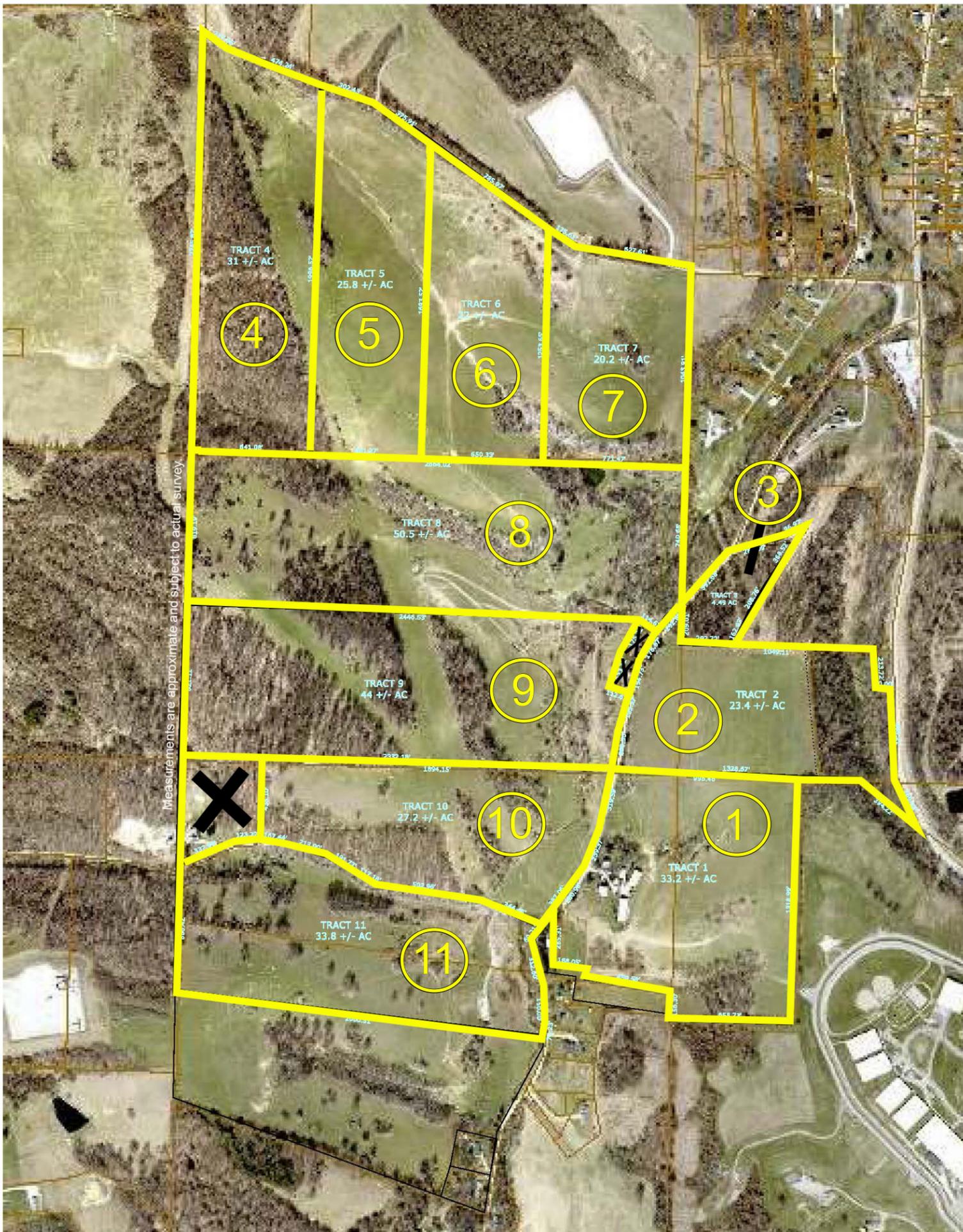


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Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidder(s).



Entirety: 315.59 acres total. Beautiful farm setting with rolling hills and scenic views. Historical farmhouse, outbuildings, natural springs, creek and wildlife. The farm has been in the same family for 100+ years and has been run as a successful beef cattle operation. Over 95% of the farm is fenced pasture ground with good, updated fencing. The farm has over 11,400' of total road frontage on four roads. There are 8 Belmont County parcels total and acreage is subject to new survey and splits. Total real estate half year CAUV taxes are \$3,719. No mineral rights/royalties transfer.

Parcel #1: 33.2 acres with home & buildings. 838' frontage on Lloydsville Bannock Rd. with a beautiful brick two story historical farmhouse. Home was built in 1900 1850 and has approx. 1,784 sq. ft. Main level has updated oak kitchen with Corian countertops, island breakfast bar, brick accent walls and country charm. Off the kitchen is the laundry room, updated full bath, formal dining room and living room with brick fireplace. Second level has three bedrooms and updated full bath. The full walkout basement has a family room with wood burner, storage utility room, modern oil furnace w/ A/C, 150-amp elec. breakers, whole house LP Generac generator, and septic. The farm is on county water service. There is a 30' x 40' bank barn, milk house, several storage sheds, 40' x 120' equipment building (dirt floor) and 40' x 80' shop building with concrete floors.



Parcel #2: 23.4 acres vacant land with woods and pasture. 979' frontage on Lloydsville Bannock Rd. and 758' on Bannock Rd.

Parcel #3: 4.49 acres vacant land, mostly wooded with 391' frontage on Lloydsville Bannock Rd.

Parcel #4: 31 acres vacant land, wooded and open ground with 474' frontage on Lodge Hill Rd.

Parcel #5: 25.8 acres vacant land, mostly open with 677' frontage on Lodge Hill Rd.

Parcel #6: 22 acres vacant land, mostly open with 785' frontage on Lodge Hill Rd.

Parcel #7: 20.02 acres vacant land, mostly open with 802' frontage on Lodge Hill Rd.

Parcel #8: 50.5 acres vacant land, wooded and open with 190' frontage on Lloydsville Bannock Rd.

Parcel #9: 44 acres vacant land, wooded and open with 415' frontage on Lloydsville Bannock Rd.

Parcel #10: 27.2 acres vacant land, wooded and open with 945' frontage on Lloydsville Bannock Rd. and 1,534' frontage on Saffell Rd.

Parcel #11: 33.8 acres vacant land, open and wooded with 1,994' frontage on Saffell Rd. and 614' frontage on Lloydsville Bannock Rd.

