



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY - JUNE 3, 2023 - 11:00 AM

Opportunity Presents!

99-Acre Wooded Retreat - Private Setting

Trails - Hunting - Timber Potential

Live Auction With Online Bidding Available

COSHOCTON CO. - MILL CREEK TWP. - WEST HOLMES LSD

Absolute auction, all sells to the highest bidder on location:

CR 126, Millersburg, OH 44654

Directions: From Coshocton head north on OH-83 6.5 mi., right onto CR 12 3.2 mi., slight left onto CR 126 3.9 mi. to auction location.
From Millersburg, head south on OH-83 8.7 mi., east on CR 19 1.8 mi., continue on CR 59 1.2 mi., turn right onto TR 110 1.1 mi. to auction.
Watch for KIKO signs!

ATTENTION OUTDOOR ENTHUSIASTS!



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

800-533-5456 | kikoauctions.com



Opportunity presents a 99+/- acre wooded retreat. Located near the Holmes/Coshocton Co. line, this property boasts loads of potential for outdoor and recreational activities. With deeded easement access these 99 gently rolling acres are tucked back into the hills of Northern Coshocton County offering a private setting. Trail access to majority of property. Old 1880 farmstead centrally located on property. Timber potential. Known locally for whitetail and turkey hunting oasis. Real estate to be offered as an entirety. This property is a rare opportunity and has been in the same family for decades. Real estate is an investment that you can enjoy. Sellers are not reserving any mineral rights. Coshocton Co. Parcel #0240000001700. Half year taxes are \$460.

NOTE: Call auctioneer to discuss how to use your current land to purchase this property. On-site and online bidding available! Truly a must-see! Property will be open to walk Saturdays from 2:00-7:00 PM.

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 an Entirety and not to be offered in separate parcels.

AUCTION BY ORDER OF: Nadine Dufour



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