



Nichols Lane SW

Measurements are approximate and subject to actual 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.



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# ABSOLUTE AUCTION

THURSDAY, JULY 30, 2026, 6:00 PM  
LIVE AUCTION WITH ONLINE BIDDING



REAL ESTATE



## LEESVILLE LAKE HOUSE

Orange Twp.,  
Conotton Valley LSD

6153 NICHOLS LN.,  
BOWERSTON, OH 44695

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

**Real Estate:** Fully updated two-bedroom, two-full bath ranch home featuring a screened porch, single-car garage, and a spacious deck perfect for entertaining. All situated on privately owned land!

The main level boasts an inviting, open-concept floor plan. The kitchen is equipped with beautiful wood cabinets, solid-surface countertops, and black stainless-steel appliances, all of which transfer with the home. The living room features a stone wood-burning fireplace and dining area, which flows into a sun porch that could easily serve as a third bedroom.



Scan for auction  
details, including  
directions.

*Absolute Auction.  
All sells to the  
highest bidders.*



Down the hall, you'll find a beautifully updated full guest bathroom. The first large bedroom includes convenient full laundry hookups in the closet. The primary suite features a private, updated full bath, a walk-in closet, and direct access to the screened porch where you can relax in the six-person Hot Springs hot tub, which also stays with the home!

The exterior boasts a large wood deck ideal for outdoor entertaining, a durable steel roof, and a serene, quiet setting with seasonal lake views. Buyers will also enjoy convenient dock access through the local dock association.



This fully renovated home is packed with quality updates, including all new plumbing and wiring (2016), a Carrier electric heat pump furnace with central A/C, an updated 200-amp breaker electric service, and a generator plug with a transfer switch.

This is a fantastic opportunity to purchase a primary residence or a peaceful family retreat. Enjoy proximity to 3,731 acres of public land and Leesville's 1,000+ acre lake, offering a relaxing atmosphere that is perfect for kayaking, fishing, boating, and wildlife viewing. Check it out today!

