

# AUCTION

SATURDAY, JULY 20, 2024, 11:00 AM



REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

**Auction #1:** 18+ Acre Riverfront Retreat

- A-frame Home & Garage, Grand River Frontage
- Parkman Twp., Geauga County, OH

**Auction #2:** 24+ Acres Vacant Land

- Offered In 3 Parcels, Timber, Recreation & Building Potential
- Troy Twp., Geauga County, OH

## ESTATE AUCTION 43+ Acres Riverfront Retreat Vacant Land

15765 MAIN MARKET RD.,  
BURTON, OH 44021

Auction #1: Real estate features a 2-bedroom, 1 full bath A-frame home situated on the Grand River. The home sits in the middle of 18.9 wooded acres and boasts a beautiful setting with plenty of privacy. 1,620 SF of living space, built in 1969. Full walkout basement. Propane FA furnace and central air. Nice 24'x 30' detached garage with full attic storage. Concrete driveway. Relax and unwind on the 12'x 24' deck overlooking the Grand River that winds through the entire length of the property. Approximately 1,600 ft. of owned river frontage. Mature timber throughout the property includes walnut, oak, and poplar. Parkman Twp. Cardinal LSD. Geauga County PPN: 25-030660.

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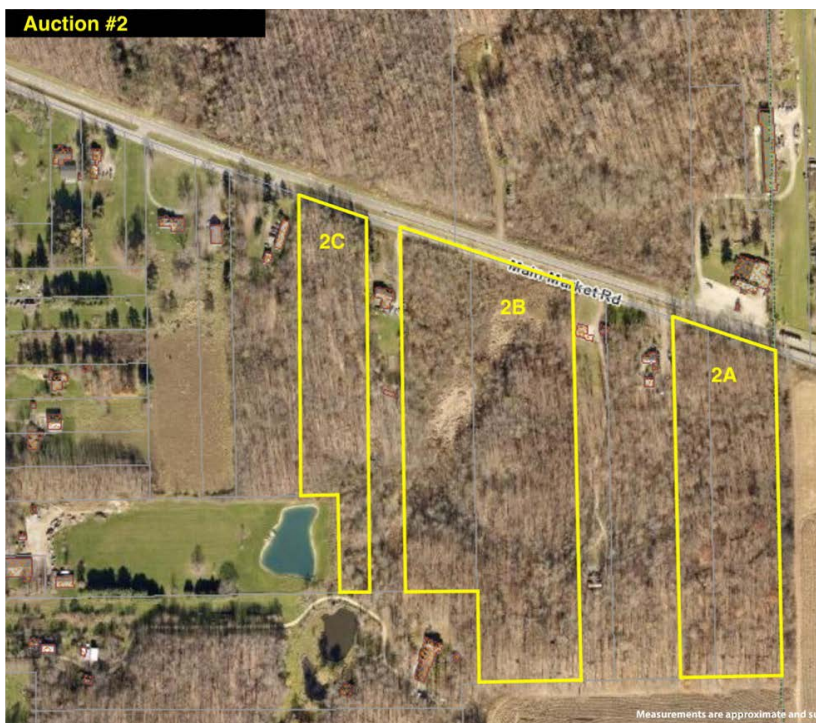
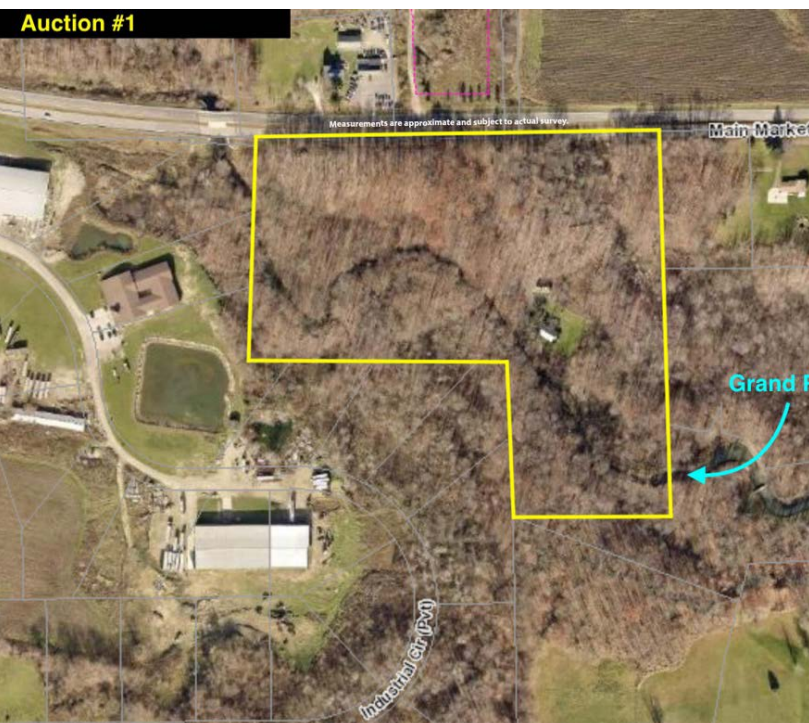
Information is believed to be accurate but not guaranteed.  
KIKO Auctioneers



Scan for auction details, including directions.

All sells to settle the highest bidders on location.





**Auction #2:**

24.88+/- Acres of vacant land, offered in 3 parcels. Troy Twp. Berkshire LSD.

**Parcel #2A includes 7.02 acres.** Completely wooded. Big mature timber includes oak, walnut, poplar, and hickory. Land lays flat and dry. Approximately 310 ft. of frontage on Main Market Rd. Geauga County PPN: 32-027450 & 32-027460.

**Parcel #2B includes 13.26 acres.** Completely wooded. Lower lying wetland parcel. Approximately 525 ft. of frontage on Main Market Rd. Geauga County PPN: 32-058400 & 32-058500.

**Parcel #2C includes 4.6 acres.** Completely wooded. Mostly young timber including maple, pine, and locust. Land lays flat and dry. Approximately 208 ft. of frontage on Main Market Rd. Geauga County PPN: 32-037300.

Parcels 2A, 2B, 2C sell by the acre, bidder's choice. Not offered as entirety.

**Note:**  
All mineral interests owned by the seller to transfer. Auction will be held at Auction #1 location. Live and online bidding available. Home shown by appointment only. Walk the vacant land at your leisure. Contact Colton Kiko with any questions regarding this property at 330.614.2478.

**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 and not to be offered as an Entirety.

**Auction By Order Of:**

Jeffrie Greenberg, Administrator of the Ben Greenberg Estate. Geauga County probate case #23PE000235.



**COLTON KIKO**  
AUCTIONEER/REALTOR®  
330.614.2478  
coltonkiko@kikocompany.com



**THERESA BLOCHER**  
AUCTIONEER/REALTOR®  
330.495.3789  
blocher@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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