

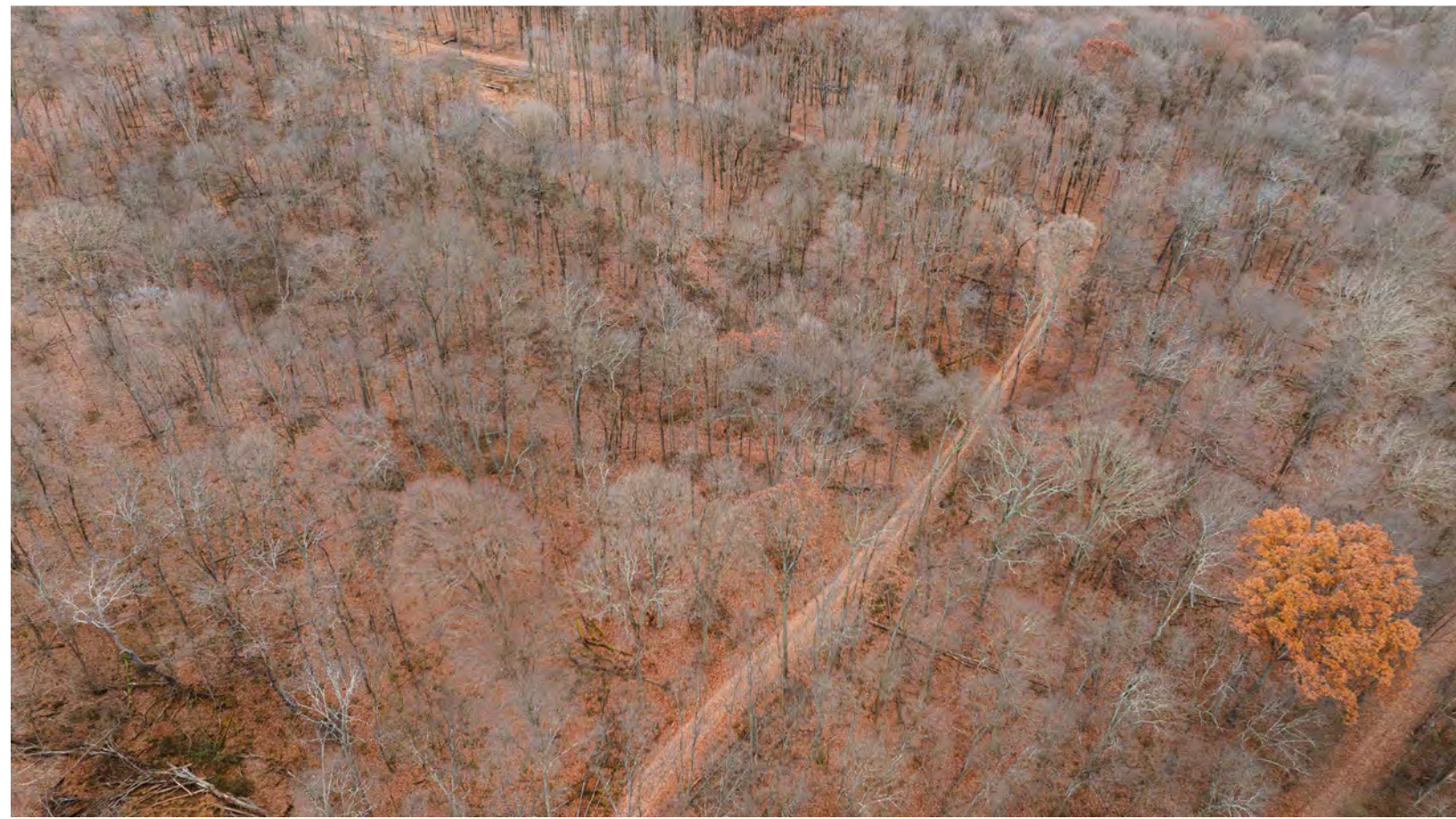


# ABSOLUTE AUCTION

SATURDAY, DECEMBER 28, 2024, 12:30 PM  
ATV TOUR DAY: SAT. DEC. 21, 2024, 1:00-3:00 PM



LAND



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## 162-ACRE WOODLAND

Mechanic Twp.,  
Holmes Co., West  
Holmes SD

## LIVE AUCTION WITH ONLINE BIDDING

### AUCTION HIGHLIGHTS

- Ideal Family Retreat
- Mature Timber
- Free Gas
- Miles Of Manicured Trails
- Future Cabin Or Homesites
- Rolling Topography
- Scenic Winding Creek
- Prime Wildlife Habitat

2001 TOWNSHIP RD. 112,  
MILLERSBURG, OH 44654



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

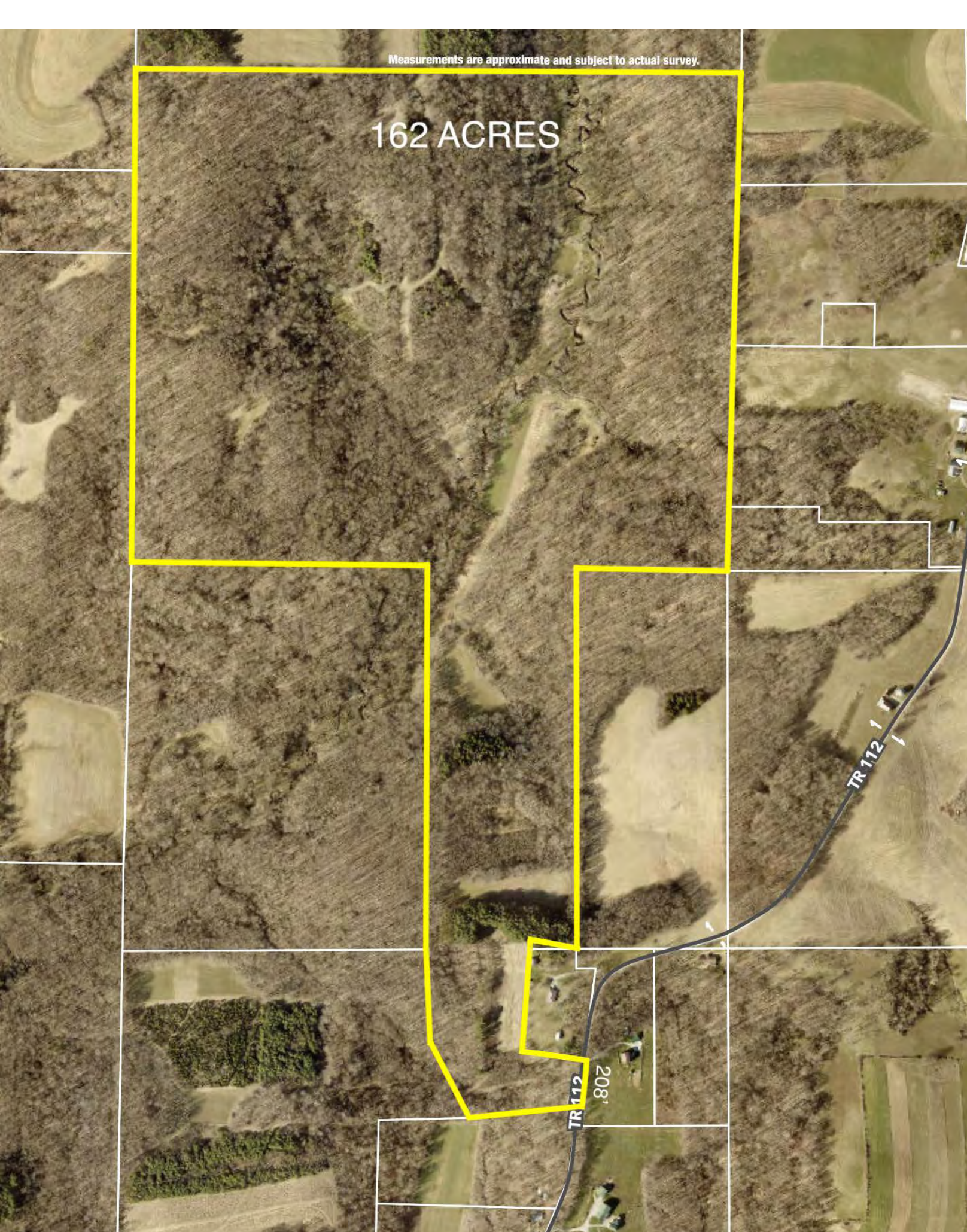


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Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidders on location.



### REAL ESTATE

Exciting opportunity! 162-acre wooded hide-away. This is a true outdoorsman paradise with much to offer. Rolling topography, scenic winding creek, miles of manicured trails, prime wildlife habitat, established food plots, mature hardwoods, many future cabin or homesites, free gas with residual income. Over 200' road frontage plus established driveway easement. Several year-round freshwater springs. All conveniently located in west Holmes area just south of Millersburg, same owner for 75 years. This is a rare opportunity, don't miss out. Land is an asset you can enjoy! Call auctioneer to learn how to use your property to buy this one! Half year taxes are \$292.00. Holmes Co. parcel #13-00451-001, #13-00450-001, #13-00447-000, #13-00446-000. All mineral rights owned by seller to transfer.

### 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**  
Kirk Stotler

