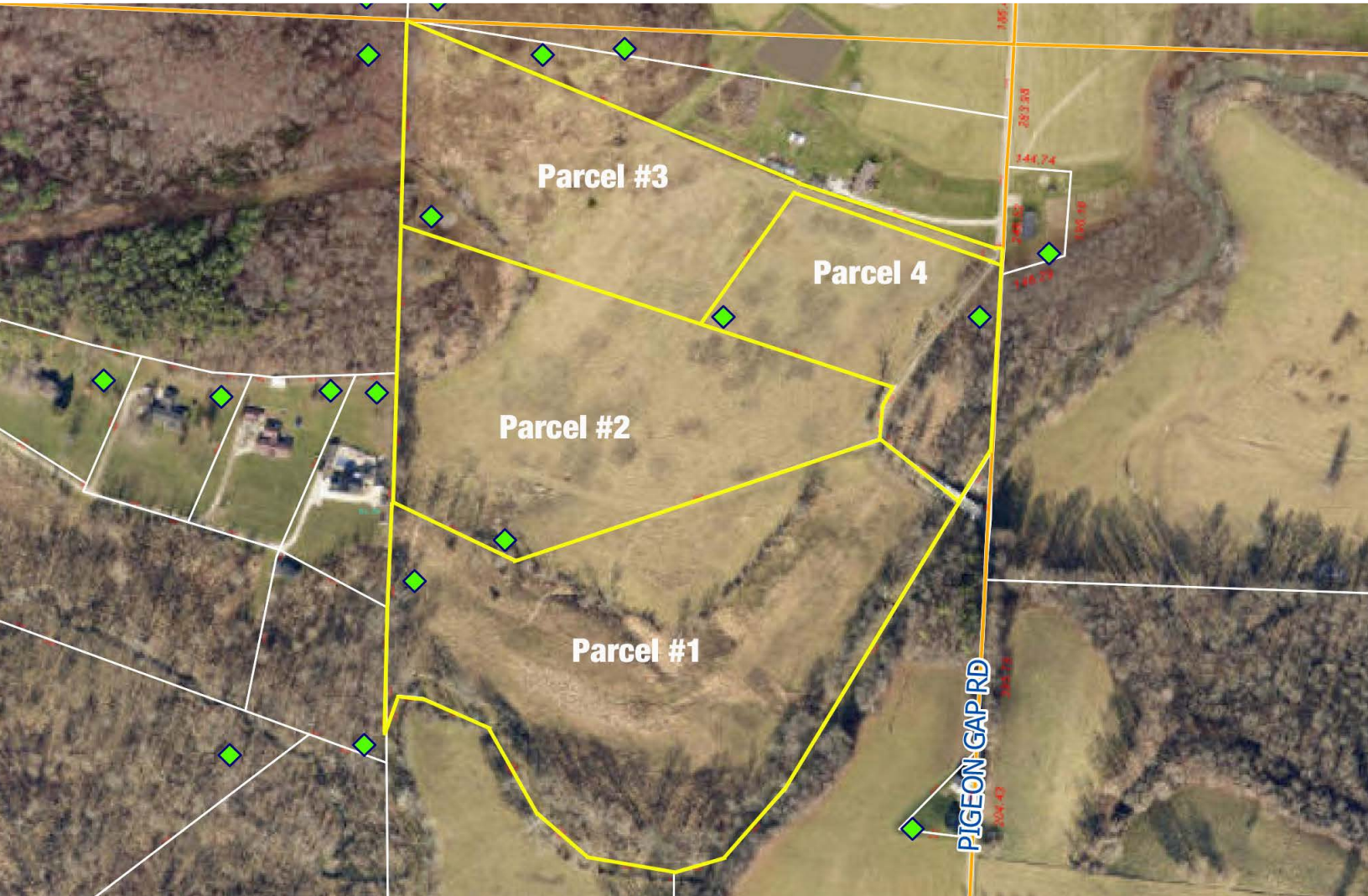


ABSOLUTE AUCTION

SATURDAY, NOVEMBER 16, 2024, 10:30 AM



LAND



LIVE AUCTION WITH ONLINE BIDDING

Escape to the tranquility of country living with this exceptional 44-acre property, located just minutes from the city of Cambridge. Surrounded by woodlands and farmland, this property offers the perfect settings to build a new home. Electric is available and city water has been run to this property. The land will be offered in four parcels or as an entirety. 50% of the mineral interests will be sold at auction. If you are searching for farmland, remarkable building sites, or a potential to develop, don't miss the opportunity to make this prime land your own.

44 REMARKABLE ACRES + 50% MINERAL RIGHTS

Excellent Building Sites

64877 PIGEON GAP RD.,
CAMBRIDGE, OH 43725

Parcel #1: 17.43 acres, #020000922.001

Parcel #2: 11.98 acres, #020000922.002

Parcel #3: 8.28 acres, #020000922.005

Parcel #4: 5.83 acres, #020000922.000,
#020000922.004

**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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.



RYAN YODER
AUCTIONEER/REALTOR®
330.231.7445
ryanyoder@kikocompany.com

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

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