# **ONLINE ONLY AUCTION**

STARTS: WED. FEBRUARY 26, 2025, 12:00 PM

ENDS: THU. MARCH 6, 2025, 12:00 PM



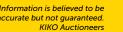




## **5 ACRES MOSTLY WOODED LAND** W/ HANDYMAN **DOUBLE WIDE HOME**

600 STANHOPE KELLOGGSVILLE RD... DORSET, OH 44032

www.kikoauctions.com 800.533.5456











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#### REAL ESTATE.

Property offers lots of possibilities. Approximately 2/3 wooded, 1/3 open with wildlife and nature. 1991 Skyline Woodbridge double-wide home ready for a handyman. West Branch Ashtabula River at the rear of the property. Parcel #s 400290001600 & 408880000609. Half year taxes are \$252.53 on the real estate. Pierpont Twp., PV LSD, Ashtabula County, Ohio. For more information or help with bidding contact auctioneer. Online pictures taken in Dec. 2024 and Jan. 2025.

#### TERMS ON REAL ESTATE

20% 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**

John J. Schneider, Special Administrator of the Thomas G. Wolfgang Estate, Ashtabula County Probate case no. 2023 ES 00102.



**JOSEPH F. GORDON AUCTIONEER/REALTOR®** 330.805.7627 joegordon@kikocompany.com



details, including directions.

All sells to settle the estate on locaiton