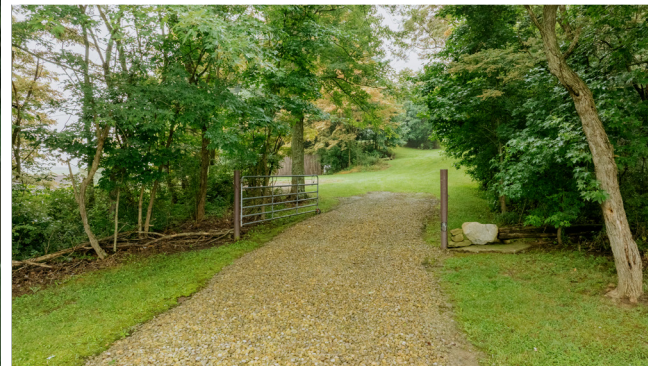
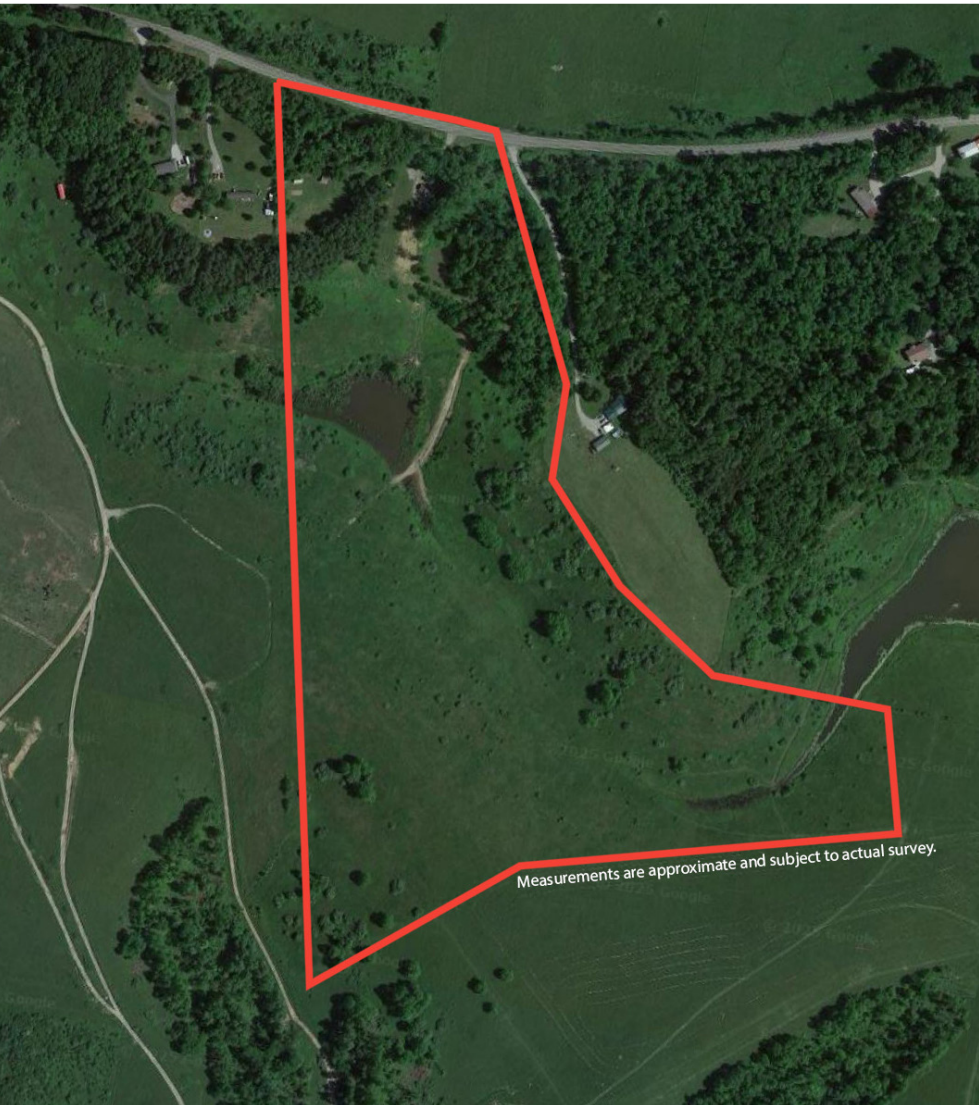


# ABSOLUTE AUCTION

SATURDAY, SEPTEMBER 6, 2025, 11:00 AM  
Onsite & Online Bidding Available Auction Day



LAND



Two parcels to be sold as an entirety featuring a mix of open fields and wooded ground, making it ideal for hunting, trail riding, or your getaway. Property features a 12'x16' cabin with sleeping loft, concrete floors, a 12'x6' screened porch, 16'x16' covered porch. Wall mounted Amanda AC/heat unit. 2 exterior outlets including

one 240V able to run power tools or RV. Oversized exterior fuse panel, 3 exterior lights, recessed ceiling lights on dimmer switch, oscillating ceiling fan, 10 interior outlets, auto temperature-controlled gable attic fan. Portable dehumidifier unit (included). Cabin interior contains insulated walls and ceiling. All final finishes on walls and ceiling awaiting new owner to choose and complete to their liking. 8'x20'x9' Storage shipping container. 10'x12'x8' woodshed, concrete floor, attached car port/lean to two scenic ponds, county water is already tapped and available, abundant wildlife, and excellent recreational opportunities right out your back door. The land has scenic views with multiple potential building sites. This is a great opportunity to create your ideal hunting or recreation parcel with a blank slate to design and build to your liking. Whether you're looking for a weekend escape, hunting retreat, or

## 46 ACRES, CABIN, PONDS, WILDLIFE, RECREATIONAL LAND

46701 STUMPTOWN RD.,  
CADIZ, OH 43907

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

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accurate but not guaranteed.  
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Scan for auction  
details, including  
directions.

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





future homesite. This one has it all! 12 miles to St. Clairsville and Interstate 70 with close proximity to West Virginia and Pennsylvania. Don't miss this opportunity to purchase this 46-acre property at absolute auction.

**Auctioneer's Note.** Contact Billy Birney or Joey Gliatta for questions on financing or to set up a showing to view the property.

**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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REALTORS  
AUCTIONEERS  
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