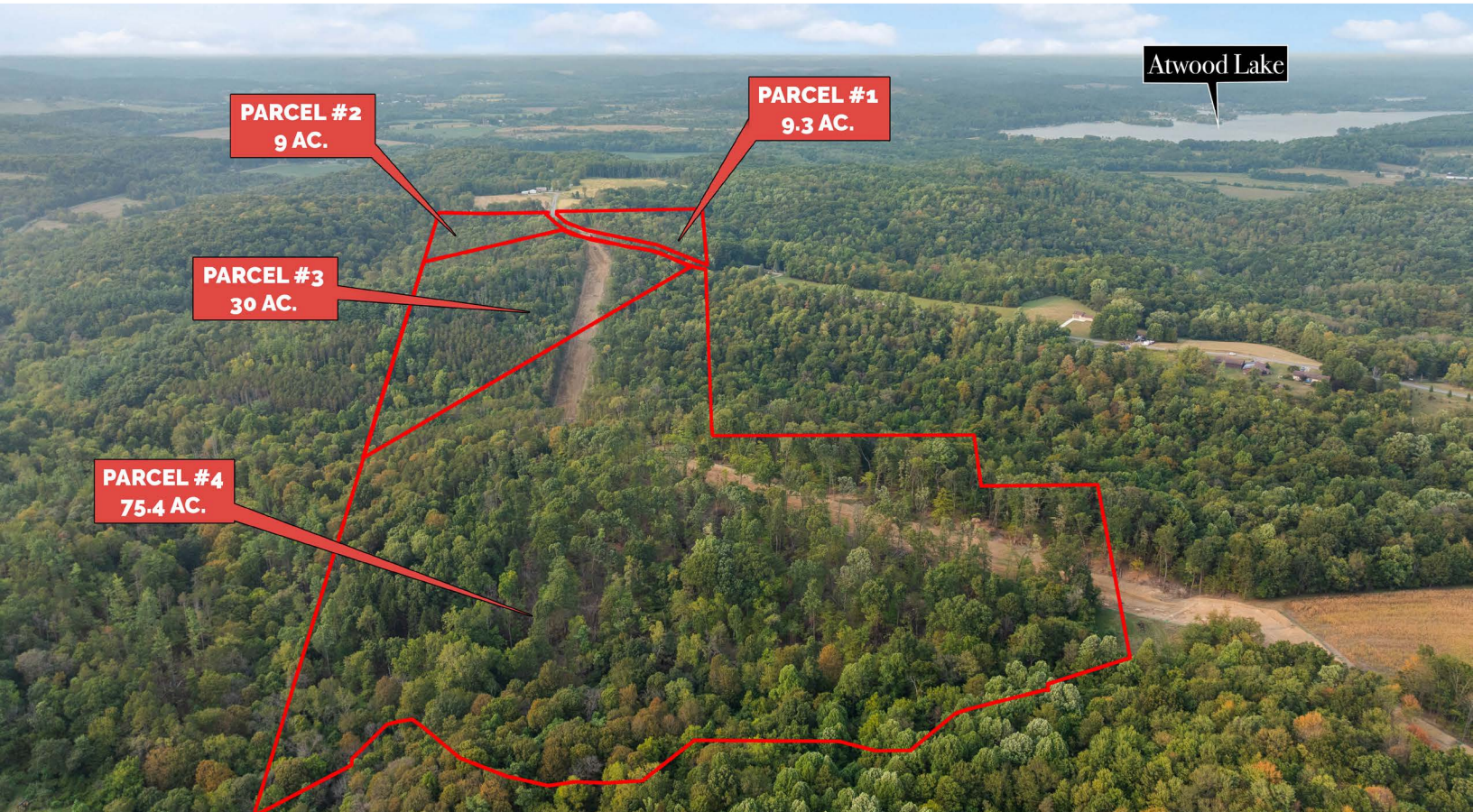


LIVE AUCTION

SATURDAY, OCTOBER 4, 2025, 10:00 AM



LIVE AUCTION WITH ONLINE BIDDING

Real Estate: Exciting opportunity! 123-acre wooded property just minutes from Atwood Lake! Featuring rolling topography with good elevation, a winding creek, established trails, and excellent wildlife habitat, this land is ideal for hunting, recreation, or future cabin and homesites. With over 2,400 feet of frontage on both sides of Culter Rd., it offers privacy and accessibility in a prime location. Rarely available, this property has been held by the same owner for many years. Don't miss your chance to invest in land you can enjoy today and for years to come. Half year taxes are \$2,640. Tusc. Co. parcel #s 62-00190-000, 62-00191-000, 62-00192-000, 62-00193-000. Pipeline scheduled for completion mid-February.

Property Will Be Offered As Follows:

Parcel #1: 9.3 acres wooded, $\pm$ 1,200 ft. frontage
Parcel #2: 9 acres wooded, $\pm$ 438 ft. frontage
Parcel #3: 30 acres wooded, $\pm$ 760 ft. frontage
Parcel #4: 75.4 acres wooded, $\pm$ 60 ft. frontage

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.

Auction By Order Of: Tuscarawas Co. Probate case #2024 ES 62325 and #2023 ES 62113

123-ACRE WOODLAND OFFERED IN 4 PARCELS

Warren Twp., Tuscarawas
Co., Tuscarawas Valley LSD

CUTLER RD. NE,
SHERRODSVILLE, OH 44675

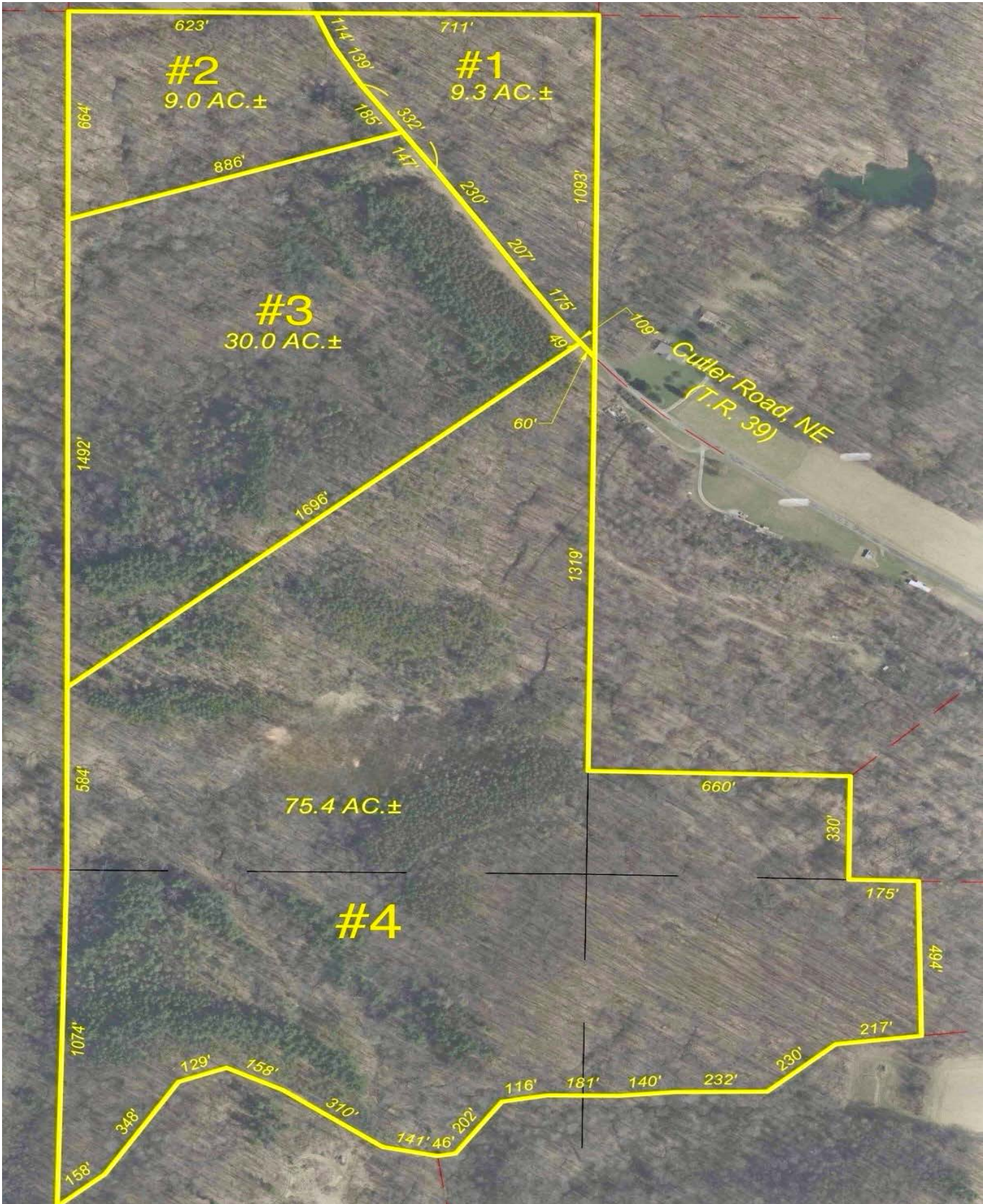
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Information is believed to be
accurate but not guaranteed.
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Scan for auction
details, including
directions.

All sells to settle
the estate on
location.



JACOB WHITACRE
AUCTIONEER/REALTOR®
330.417.9123
jwhitacre@kikocompany.com



PETER R. KIKO SR.
AUCTIONEER/REALTOR®
330.705.5996
peter@kikocompany.com



JAMES PIETRO
REALTOR®
330.447.6497
jpietro@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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