



**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.



**RYAN YODER**  
**AUCTIONEER/REALTOR®**  
 330.231.7445  
[ryanyoder@kikocompany.com](mailto:ryanyoder@kikocompany.com)



**REALTORS  
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# ABSOLUTE AUCTION

WEDNESDAY, OCTOBER 22, 2025, 5:30 PM  
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



REAL ESTATE



## 63-ACRE SPORTSMAN'S PARADISE

18063 SLIGO RD.,  
FREEPORT, OH 43973

*Directions: From I-77 take exit 54 Kimbolton/Plainfield exit. Head east on OH-541/Plainfield Rd., turn left onto Old Twenty One Rd., go 1 mile and turn right onto Freedom Rd., continue 7 miles and turn left onto Birmingham Rd. for 0.3 miles. Make a slight right to stay on Sligo Rd. continue 2.4 miles to destination on left.*

*Open House: Wednesday, October 15,  
2025, 4:30-6:00 PM*



Scan for auction  
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Discover a truly unique opportunity with this exceptional 63-acre property ideally suited for outdoor enthusiasts, investors, or anyone seeking a private retreat. Located just 45 minutes from Dover, OH this versatile tract of land offers a balanced mix of open crop fields, wooded acreage, and a well-stocked pond making it a true sportsman's paradise.

At the heart of the property sits a spacious lodge with log siding, designed for comfort and functionality. Inside, you'll find 5 bedrooms, 3 full bathrooms, two full kitchens, a cozy living room with a fireplace, and a dedicated spa room complete with a sunken hot tub. Covered front and rear porches provide peaceful views. Additional structures include a two-car garage/workshop with electric, a barn with fenced pasture, and a schoolhouse. A whole-house Generac backup generator offers peace of mind. For the avid hunter or nature lover this land offers an abundance of wildlife including trophy deer, turkey, and a variety of fish. An elevated blind, stands, and feeders are already in place along with maintained trails making the property turnkey for hunting or recreation. Whether you're looking for a personal retreat, family getaway, or potential Airbnb investment this property checks all the boxes. Don't miss your chance to own this one-of-a-kind Ohio Sportsman's Paradise. Mineral rights have previously been withheld.

