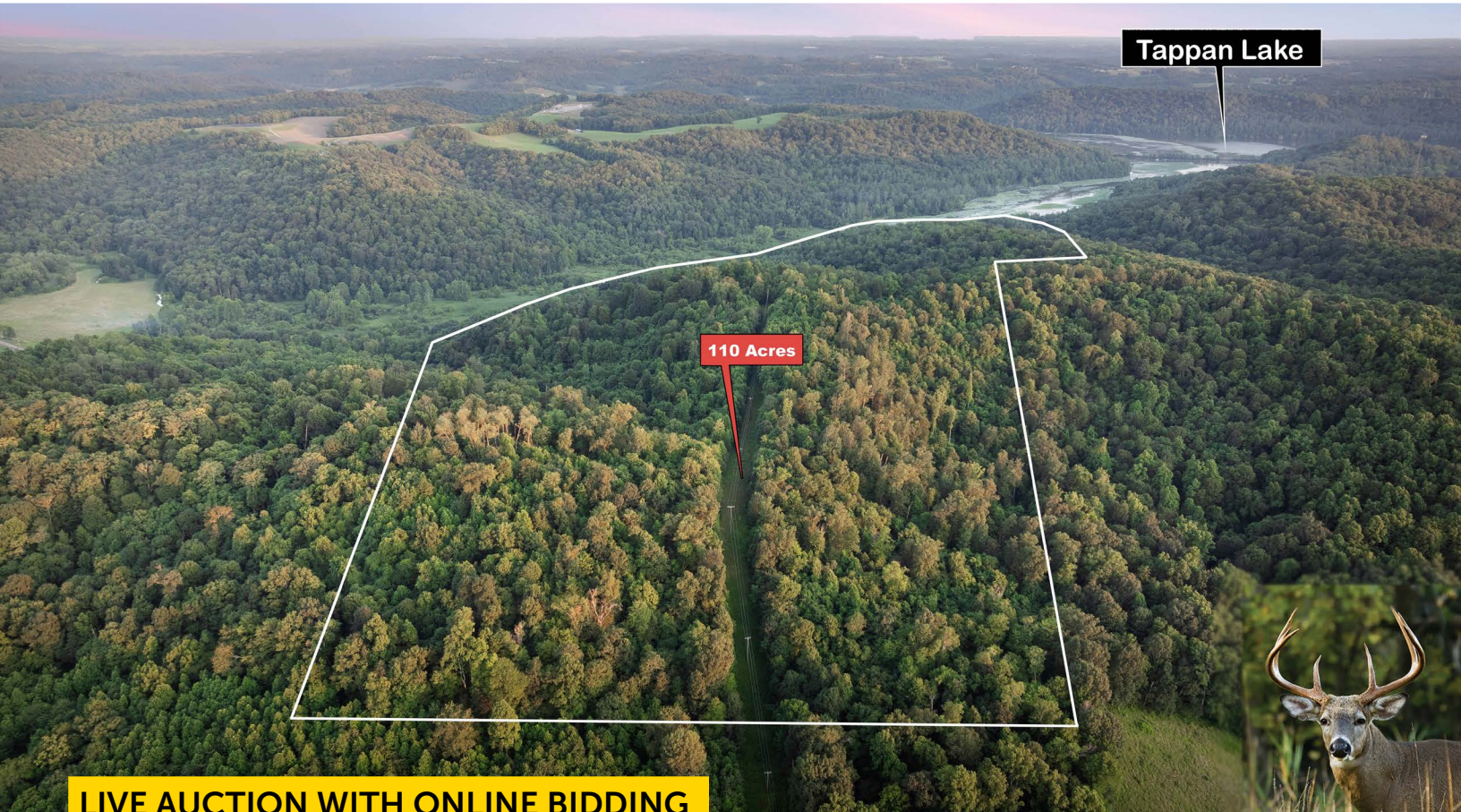


# ABSOLUTE AUCTION

SATURDAY, AUGUST 23, 2025, 11:00 AM



LAND

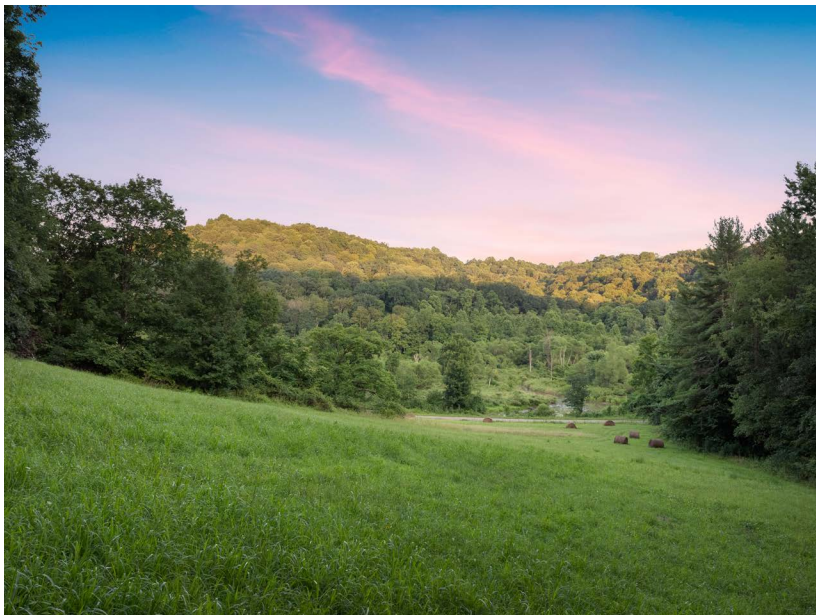


LIVE AUCTION WITH ONLINE BIDDING

## 110 ACRES WOODLAND NEAR TAPPAN LAKE

With Gas & Oil Rights  
Including Royalties

36900 LOWER CLEARFORK RD.,  
CADIZ, OH 43907



[www.kikoauctions.com](http://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 bidder on location.

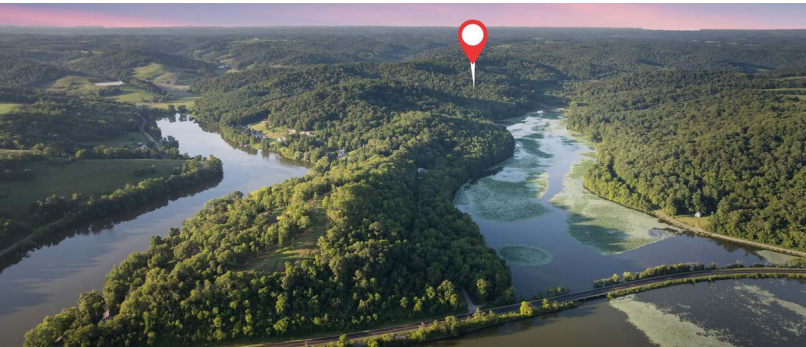
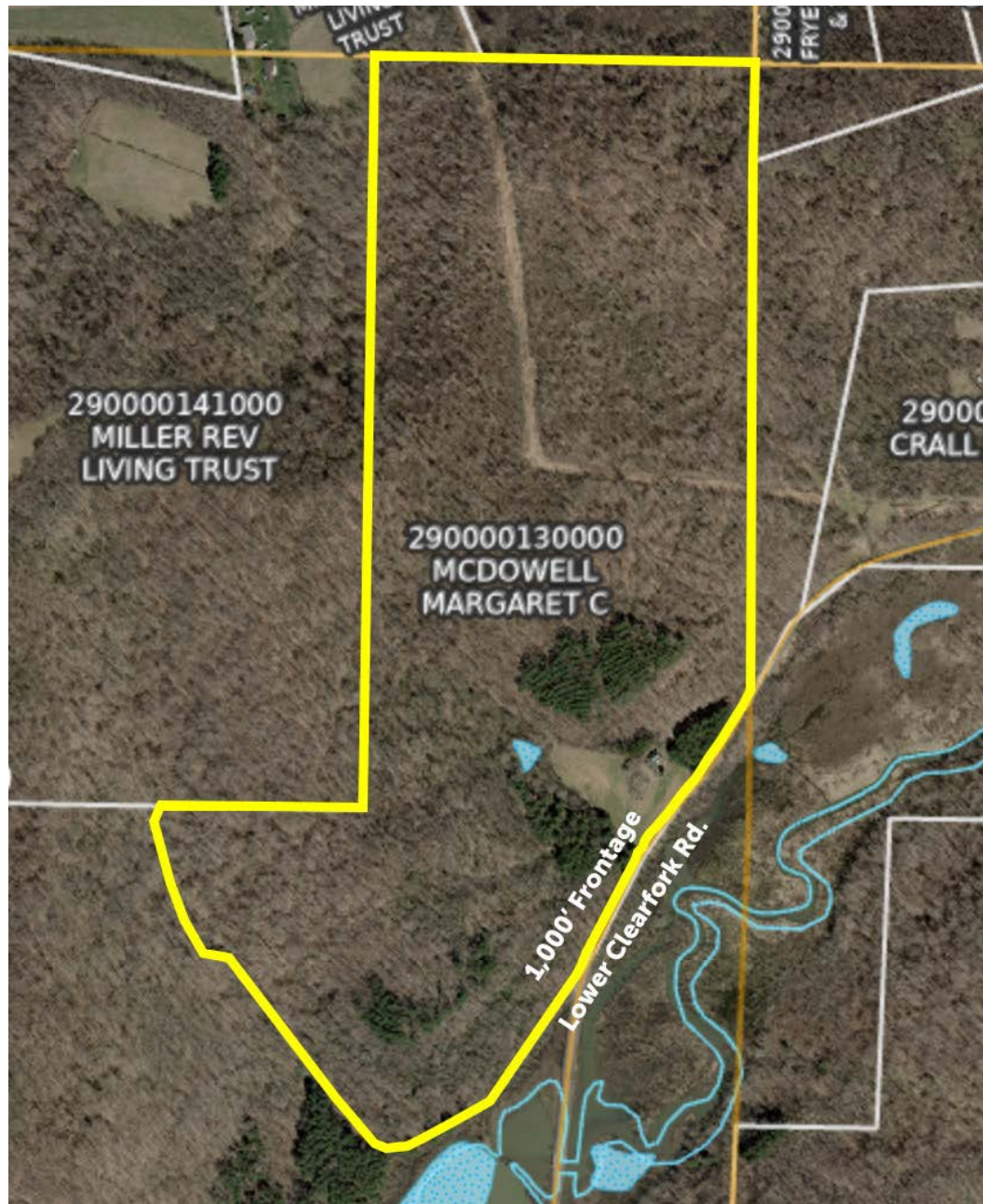
**Real Estate:**

What a find! 110 acres, 95% woods, balance small hay field. Land boasts a variety of elevations. Various trails, over 1,000 ft. road frontage. The southern border adjoins over 2,000 acres of public hunting land. The Tappan Lake Marina is 6 minutes away which includes boat rental, restaurant and bait shop. The old farmhouse nestled on a hillside last used as a hunting camp, is in need of renovation or demo, you decide. Gas and oil rights transfer! That's right, they transfer with the land! The current lease with Encino, is paying approx. \$3,000 per month royalty. Take advantage of this RARE opportunity! Walk over land at your convenience. Immediate hunting rights. Call for details on how to buy at auction and using your current land to buy this one. ATV tours beginning 9:00 AM auction day.

**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 sold as an Entirety and not to be offered in separate parcels.

**Auction By Order Of:**  
Margaret McDowell



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REALTORS  
AUCTIONEERS  
ADVISORS

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