



# AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

**TUESDAY – OCTOBER 24, 2023 – 6:00 PM**

**ATTENTION FARMERS – LANDSEEKERS – INVESTORS**

52 Acres Total - Two Adjoining Land Tracts – Over 40 Tillable Acres

Mohawk Area Schools - Lays Really Nice - North Beaver Twp.

Lawrence Co. – Enon Valley, PA

Gas & Oil Mineral Rights To Transfer

Absolute auction, all sells to the highest bidder on location:

**TROTTER RD. & MCCURLEY RD.,  
ENON VALLEY, PA 16120**

Directions: Take Rt. 108 west of St. Rt. 551 to Trotter Rd. and north or Columbiana Rd. west of St. Rt. 551 or east of Rt. 170 to Trotter Rd.

Watch for KIKO signs.

**All sold on location with online bidding available.**

**PARCEL #1:** 31.57 acres – frontage on Trotter & McCurley Rds. and both sides of Columbiana Rd. 3/4 tillable balance wooded. Tremendous amount of frontage and gorgeous view.

**PARCEL #2:** 18.87 acres – frontage on Trotter, McCurley & Columbiana Rd. All tillable. Lots of frontage and gorgeous view.

**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 Separate Parcels and not to be offered as an Entirety.

**Auctioneers/Realtors:** Russell T. (Rusty) Kiko, Jr., C.A.I., 330-495-0923,  
rustykiko@kikocompany.com, #AU002727L & RS-222810-L &

Rudy W. Kiko, 330-540-2416, rudykiko@kikocompany.com, RS322138 & AU005639.

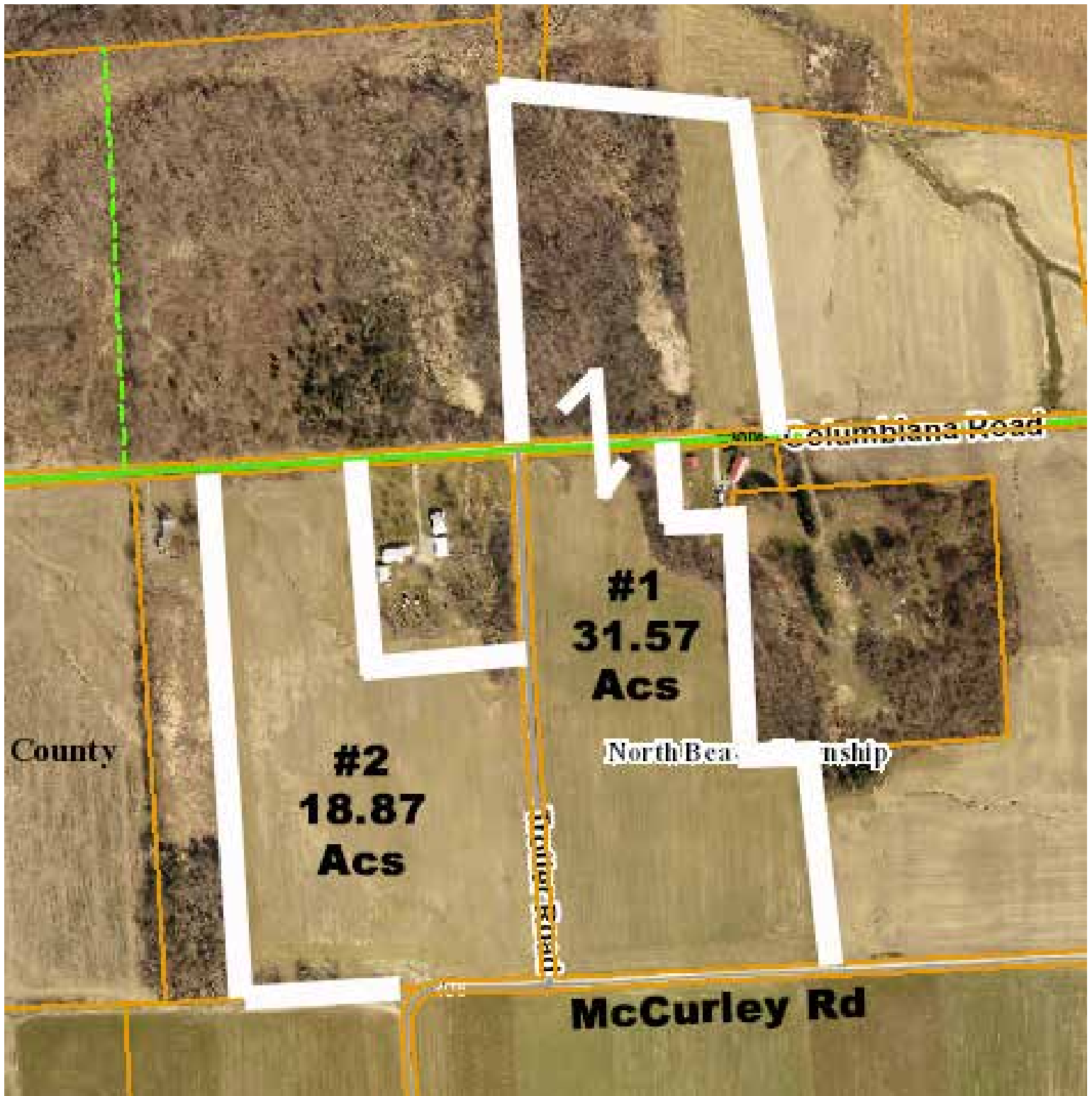
Russ Kiko Assoc. #AY000170L.

**Auction By Order Of: Green Land LLC**

Information is believed to be accurate but not guaranteed. KIKO Auctioneers

**800-533-5456 | kikoauctions.com**





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