ABSOLUTE AUCTION

WEDNESDAY, MAY 21, 2025, 5:30 PM

KIKO
REAL ESTATE

59.3 Acres With Good Three-Bedroom, Two-Bath Home

2035 GRAHAM SCHOOL RD., GALLIPOLIS, OH 45631

AUCTION HIGHLIGHTS

– 70% Wooded
– 30% Meadows
– Some Marketable Timber
– Offered In Three Parcels & As Unit Multi Par
– Green Twp., Gallia County, Gallipolis Schools
– Secluded Hilltop Setting

Live Onsite With Online Bidding Available

Open House:
Thursday, May 15, 2025, 5:00-6:30 PM

EQUAL HOUSING OPPORTUNITY | REALTOR | MLS MULTIPLE LISTING SERVICE | NAA Auctioneer | OAA

Scan for auction details, including directions.

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

REAL ESTATE

59.3 acres total. Home features three bedrooms, two baths, built in 1978 with very nice oak finished kitchen and dining room, living room, laundry, front porch, rear deck, concrete patio. 1,296 sq. ft., county water and on-lot septic. Nice condition. 30 X 30 oversized two-car block garage, recent new metal roofs. 24 X 24 pole building, small chicken house, pond, terrific setting on top of a hill, fantastic views. Loaded with deer and turkey.

Parcel #1: 14 acres with all buildings mentioned above.

Parcel #2: 10 acres. Creek, meadows and pines. Driveway easement for access over creek. Great building site.
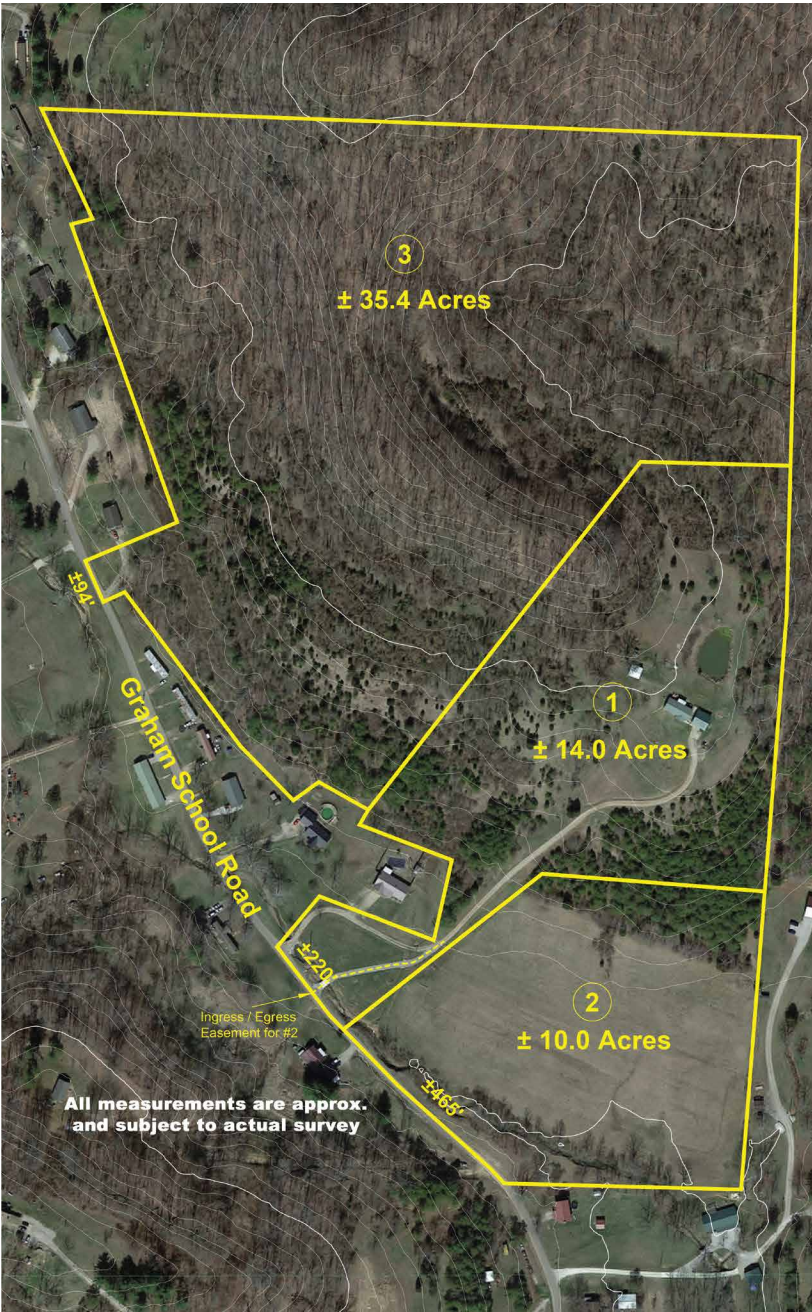
Parcel #3: 35.4 acres. All wooded, rolling, marketable timber, pines, deer, turkey, etc. Great nature and hunting tract.

Call the auctioneer for details and questions on financing.

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
Daniel & Lena Weaver

Graham School Road

③ ± 35.4 Acres

① ± 14.0 Acres

② ± 10.0 Acres

±94'

±220'

±465'

Ingress / Egress Easement for #2

All measurements are approx. and subject to actual survey

RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
330.495.0923
rustykiko@kikocompany.com

KIKO
REALTORS
AUCTIONEERS
ADVISORS

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

EQUAL HOUSING OPPORTUNITY · REALTOR MLS · NAA Auctioneer · OAA