



**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:** Paradise Valley Farms II Ltd.



**GEORGE P. KIKO**  
AUCTIONEER/REALTOR®  
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george@kikocompany.com



REALTORS  
AUCTIONEERS  
ADVISORS

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accurate but not guaranteed.  
KIKO Auctioneers



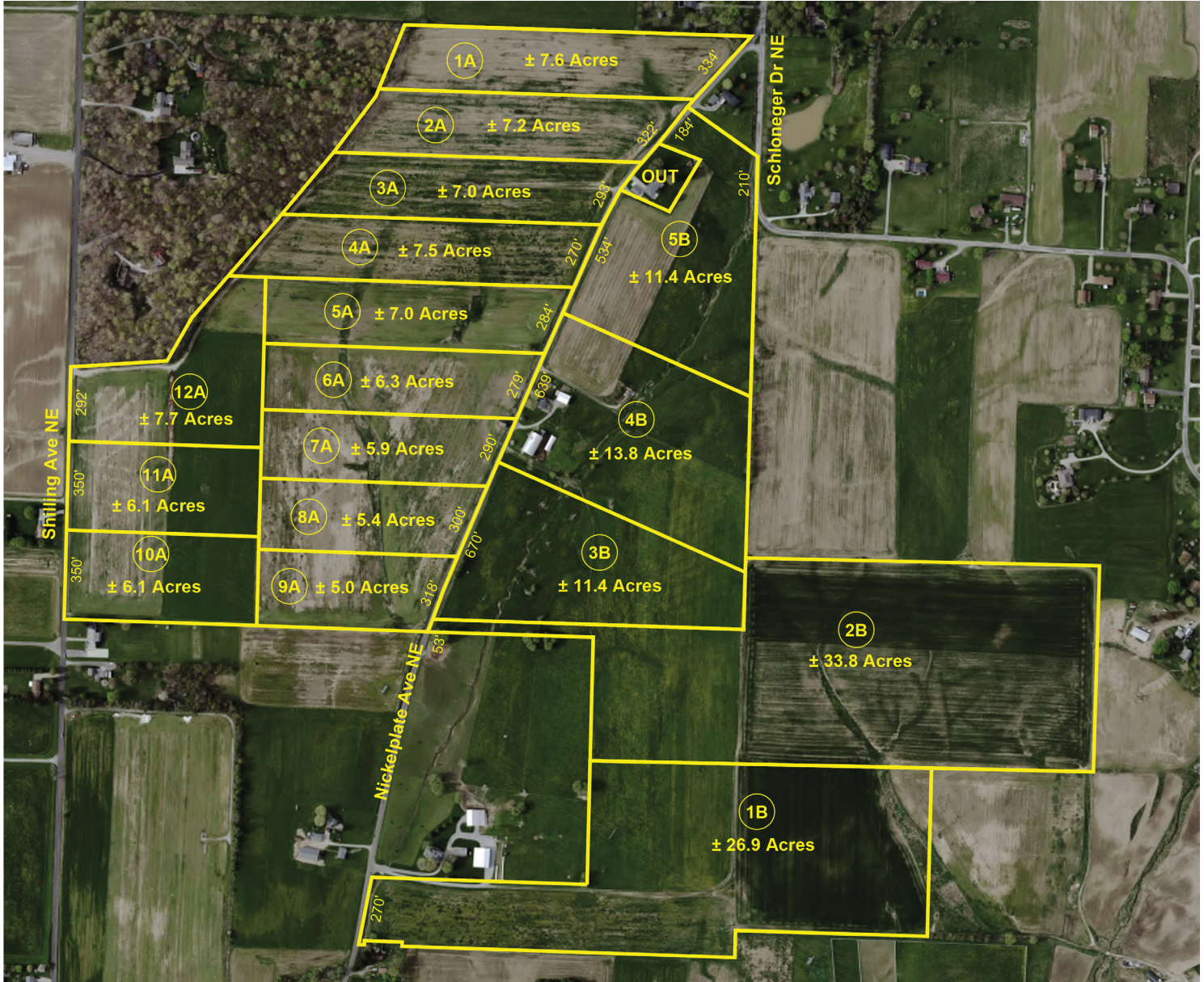


# ABSOLUTE AUCTION

FRIDAY, JUNE 27, 2025, 12:30 PM  
LIVE AUCTION W/ ONLINE BIDDING AVAILABLE



LAND



**ATTENTION: LAND SEEKERS, BUILDERS**  
**PRIME STARK COUNTY LAND**  
176+ ACRES OFFERED IN TRACTS

**6052 N. NICKELPLATE ST.,  
LOUISVILLE, OH 44641**

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

Country Home & Quonset Barn  
5-Acre Lots Up To 38-Acre Lots  
Great Location, Land Lays Very Nice

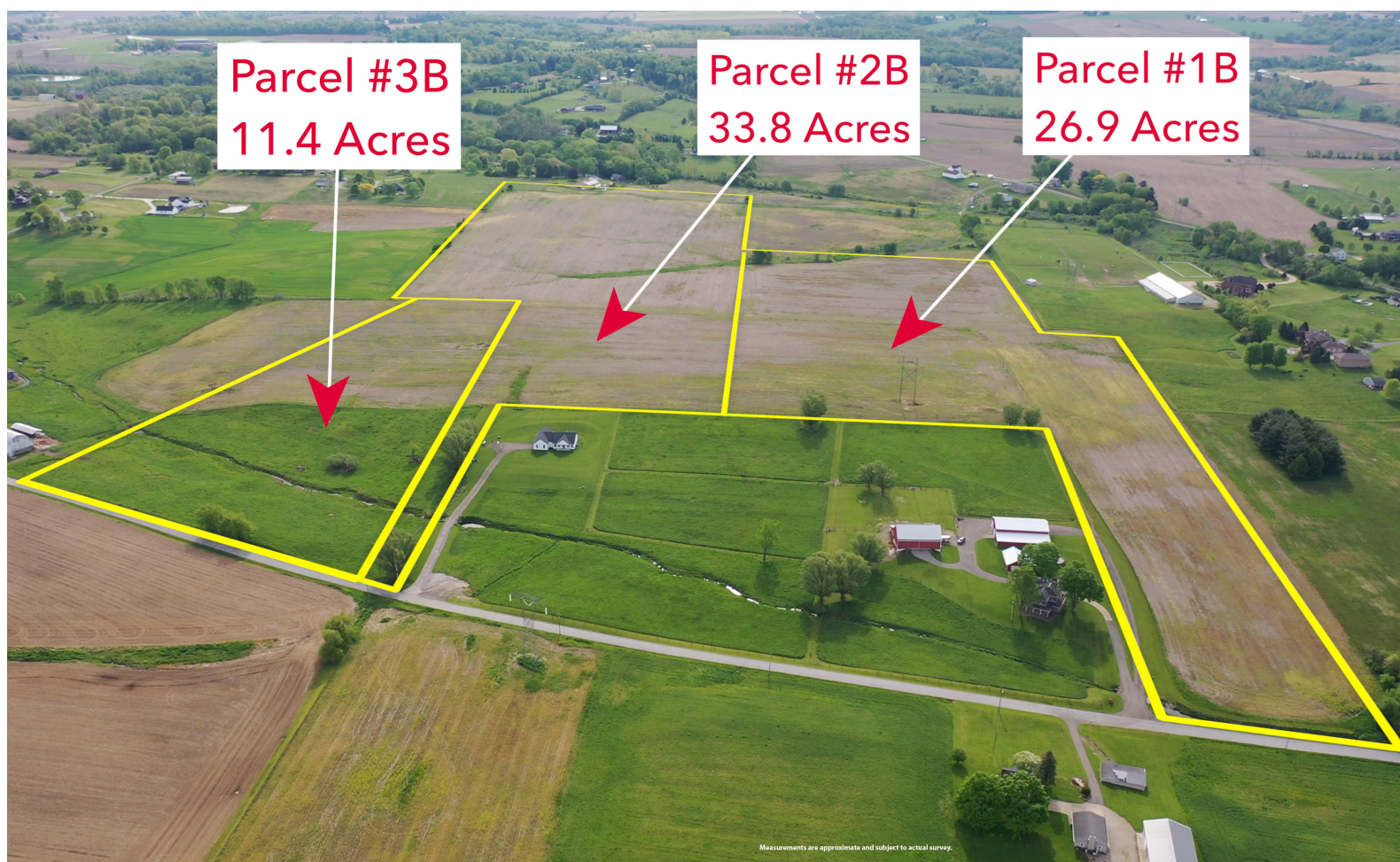
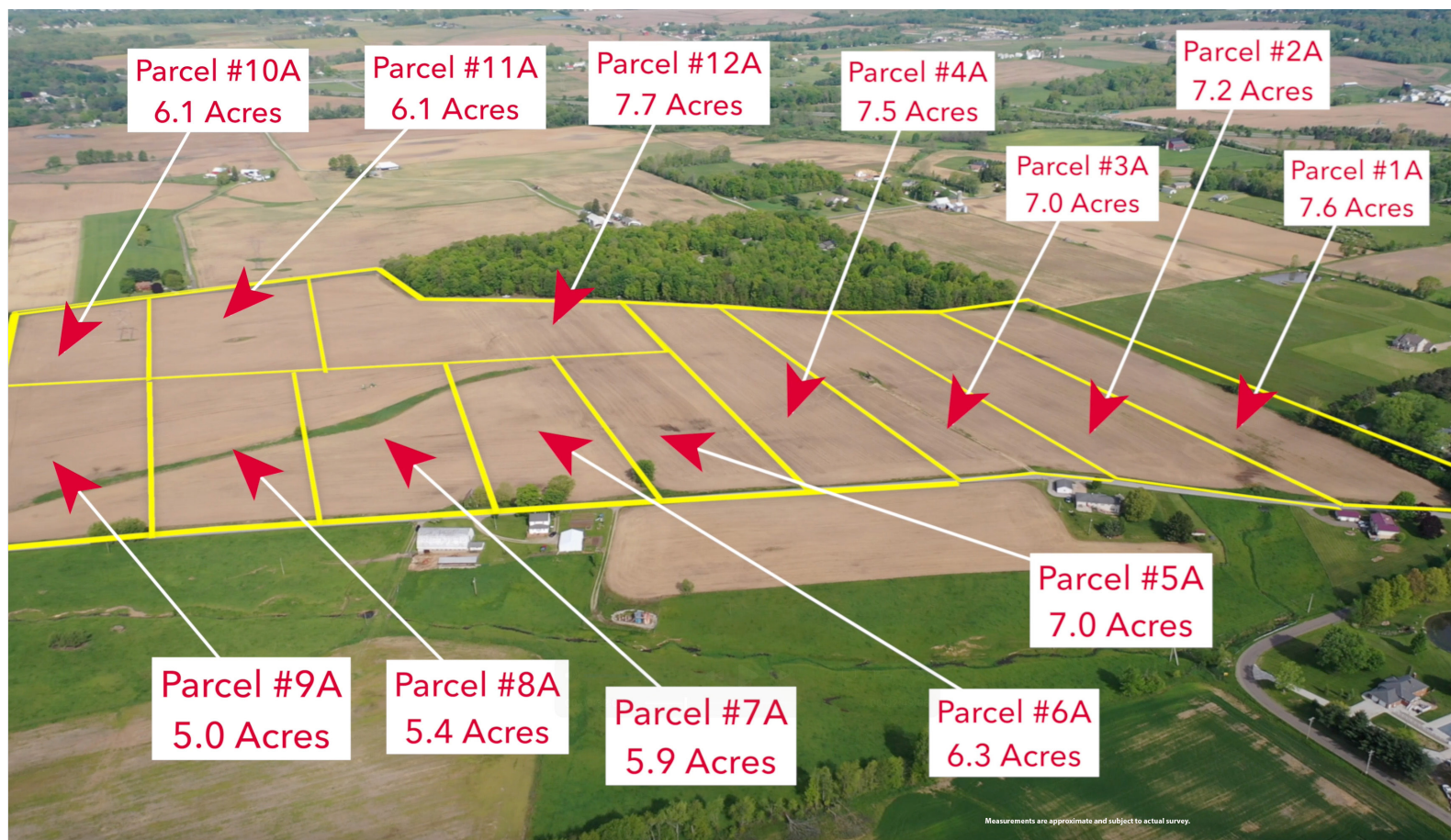
Looking to build in the country? Walk this land over, you'll be glad you did. A parcel for everyone. Rolling land parcels, hideaway parcels. This land has nice elevation and slope. Convenient location to RT 62, Louisville Schools, and downtown.



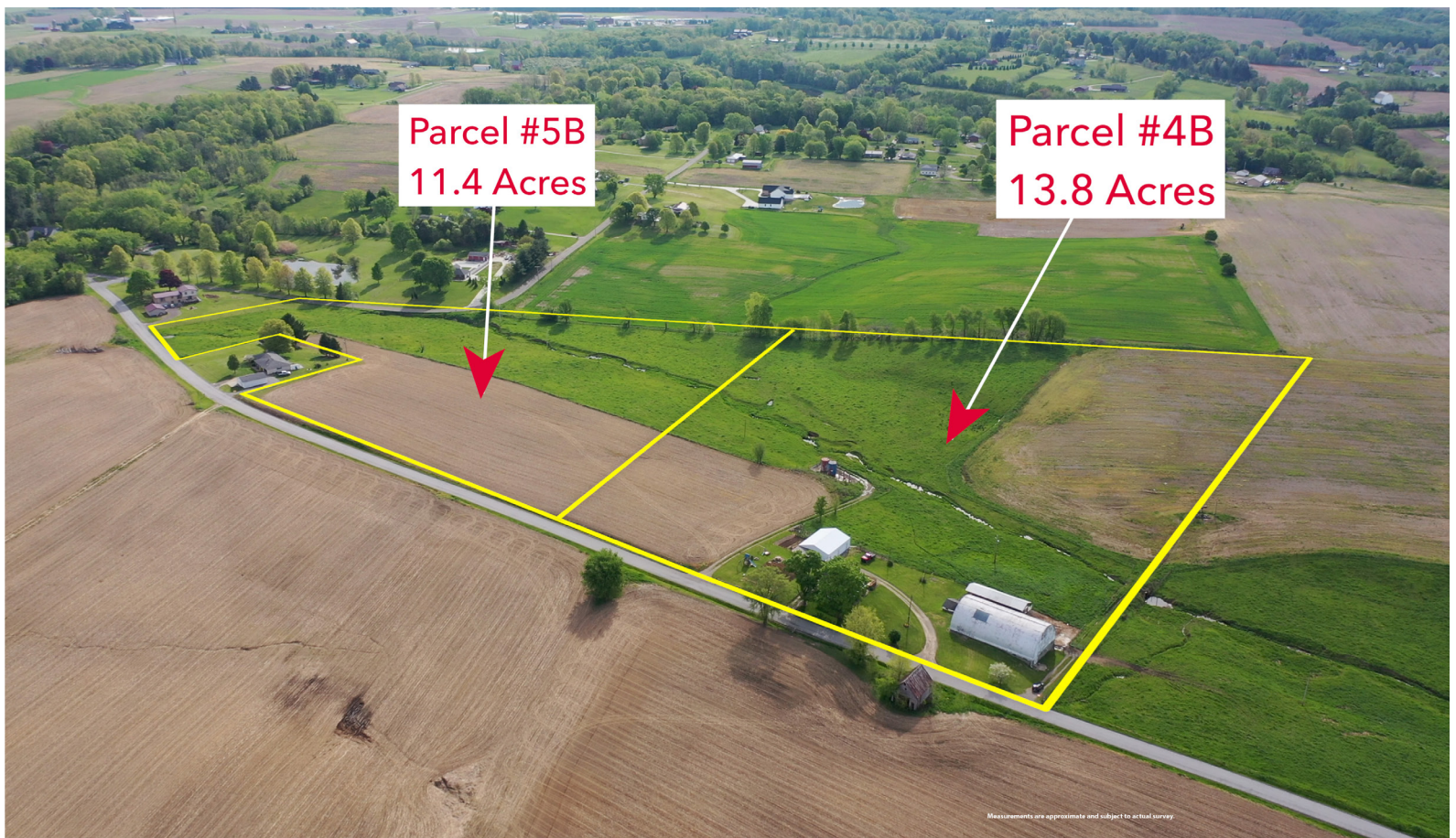
Scan for auction  
details, including  
directions.

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









Real estate features 176+ acres with frontage on 3 roads. Good productive land with nice setting and views overlooking the valley. Improvements include two-story farmhouse with four bedrooms, one full bath. Oak country kitchen with dining area, laundry/utility room with shower and sink, large living room, sewing room on main level. Full basement with updated electrical service. Home has free gas from well in back. Approx. 50'x86' Quonset bank barn with cattle paddock with headlocks, 2 automatic waterers, pasture, creek in back, and additional 34'x 44' garage/workshop. Nice setting. Home and barn currently rented.

**Note:** Land offered in parcels and combinations, selling whichever way brings the most. Parcels will be septic perk tested before auction day for you. Bank financing available on land, call George Kiko, 330.418.1095, for help w/ financing.

Present crops reserved by farmer along with right to harvest. Gas and oil rights are reserved. Free gas to transfer subject to leases of record.

#### Land Divided As Follows:

**"A" parcels will be offered separate and together, selling whichever way brings the most.**

#### Nickelplate Ave. Parcels:

**1A.** 7.6 acres vacant land, approx. 334' frontage.

- 2A.** 7.2 acres vacant land, approx. 322' frontage.
- 3A.** 7 acres vacant land, approx. 293' frontage.
- 4A.** 7.5 acres vacant land, approx. 270' frontage.
- 5A.** 7 acres vacant land, approx. 284' frontage.
- 6A.** 6.3 acres vacant land, approx. 279' frontage.
- 7A.** 5.9 acres vacant land, small building near front of this parcel, approx. 322' frontage.
- 8A.** 5.4 acres vacant land, approx. 360' frontage.
- 9A.** 5 acres vacant land, approx. 318' frontage.

#### Shilling Ave. Parcels:

- 10A.** 6.1 acres vacant land, approx. 350' frontage.
- 11A.** 6.1 acres vacant land, approx. 350' frontage.
- 12A.** 7.7 acres vacant land, approx. 292' frontage.

**"B" parcels will be offered separate and together, selling whichever way brings the most.**

#### Nickelplate Ave. (Eastside) Parcels:

- 1B.** 26.9+ acres vacant land, hideaway, approx. 270' frontage.
- 2B.** 33.8+ acres vacant land, hideaway parcel w/ 53' frontage.
- 3B.** 11.4 acres tillable and pastureland w/ creek, approx. 670' frontage.
- 4B.** 13.8 acres, farmhouse, barn, and outbuildings with free gas, approx. 639' frontage.
- 5B.** 11.4 acres vacant w/ tillable frontage, pasture, and creek in back, frontage on Nickelplate and Schlonegar Dr.