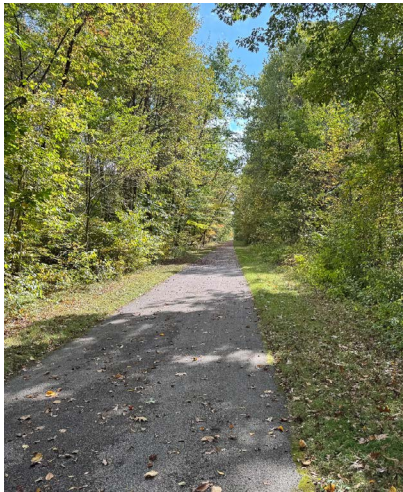


ABSOLUTE AUCTION

TUESDAY, NOVEMBER 25, 2025, 12:00 PM



LAND



LIVE AUCTION WITH ONLINE BIDDING

Parcel #1: Parcel #39-008-00-022-00 – 72.78 acres of heavily wooded land. Zoned Industrial. Call zoning for your particular needs. All mineral rights owned by seller will transfer. CAUV half year real estate taxes are \$126.05

Parcel #2: Parcel #39-008-00-022-08 – 11.177 acres of partially wooded land. Zoned Central Business. All mineral rights owned by sellers will transfer. Real estate half year taxes are \$704.04

Auctioneers Note: Walk the land with permission only, call/text Jeff Kiko. Parcels will be sold by the acre and not offered together. Buy one or both.

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.

Auction By Order Of: Tag Group, Inc.

84 ACRES OF INDUSTRIAL/COMMERCIAL LAND

Offered In 2 Parcels
All Mineral Rights
Transfer

GRAND VALLEY AVE.,
ORWELL, OH 44076



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jeffkiko@kikocompany.com



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