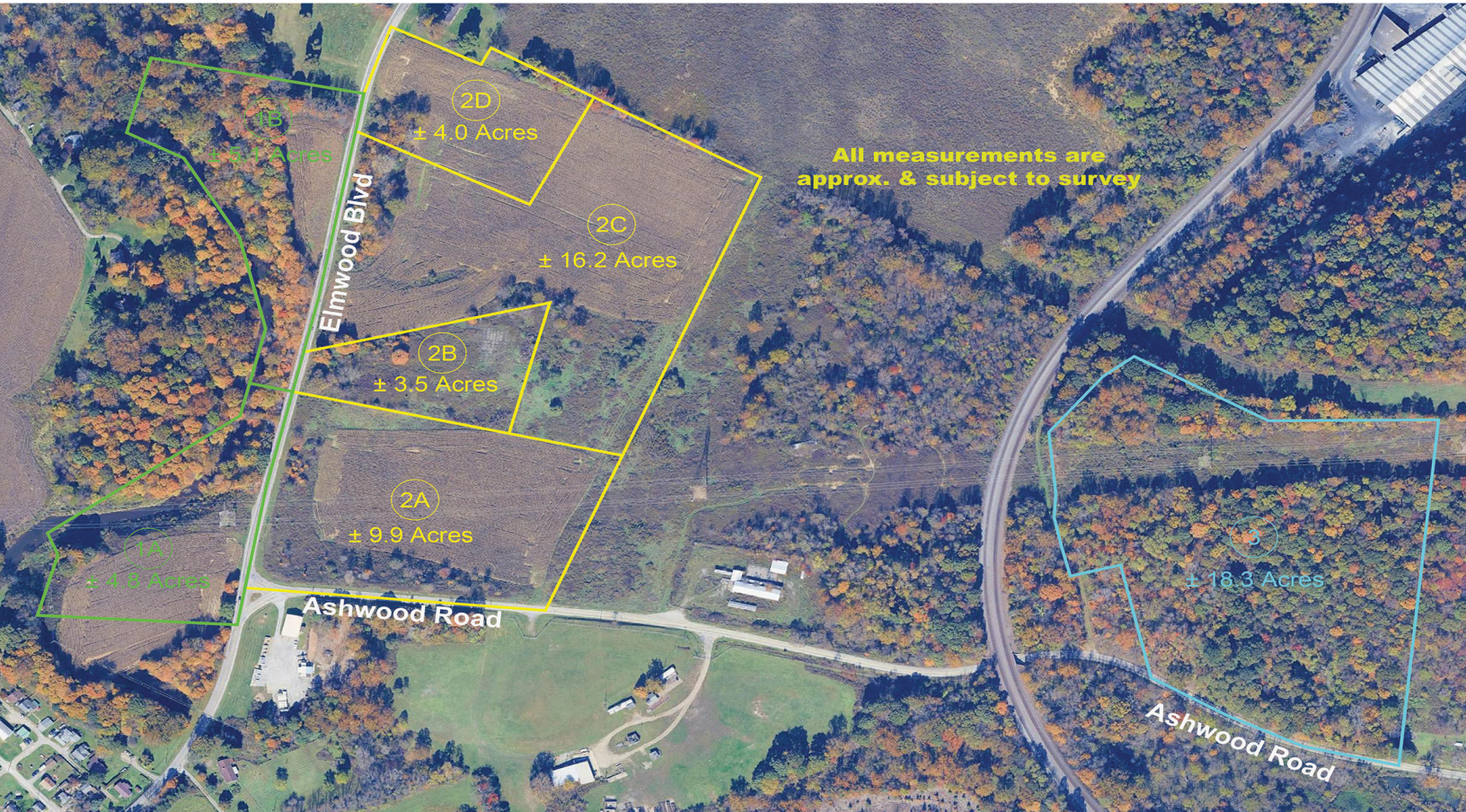


ABSOLUTE AUCTION



LAND

SATURDAY, SEPTEMBER 26, 2026, 1:30 PM



62 ACRES OF VACANT LAND TRACTS WITH WOODS

ASHWOOD DR. & ST. RT. 168,
DARLINGTON, PA 16115

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Trout Stream
- Farmland
- Close To Turnpike Exits
- Beaver Co.
- Big Beaver Borough
- Zoned Multi Use Neighborhood Commercial/
Residential
- Offered In 7 Tracts

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



MLS



Scan for auction
details, including
directions.

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

AUCTION #1:

Approx. 10 acres offered in 2 parcels, multi par. Divided as follows.

PARCELS #1A & #1B

4.81 acres and 5.13 acres each, both front on Rt. 168 and both with North Fork River frontage. Little Beaver creek, part wooded..

AUCTION #2:

Approx. 33.62 acres, all adjoining offered 4 parcels, multi par.

PARCEL #2A

9.94 acres, mostly all tillable, corner tract, fronts on Rt. 168 & Ashwood Dr.

PARCEL #2B

3.5 acres, fronts on Rt. 168, nice trees, lays nice, great building tract

PARCEL #2C

16.18 acres, 80% tillable, rolling and scenic, nice building site, nice frontage on Rt. 168

PARCEL #2D

4 acres, mostly all tillable, nice building site on Rt. 168..



AUCTION #3:

18.26 acres sold last. Mostly all wooded, great hunting/recreation tract, fronts on Ashwood Dr.

NOTE

Come walk them over. Present soybean crop reserved. Mineral rights transfer. All tracts perk tested and will be deemed buildable parcels. Zoned MUN - Multi Use Neighborhood. Big Beaver Falls schools. Flyers at site or visit us on the web. Questions on financing or how to buy, call Rusty.

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.



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**REALTORS
AUCTIONEERS
ADVISORS**

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