

ABSOLUTE AUCTION

SATURDAY, OCTOBER 10, 2026, 10:30 AM

OPEN HOUSE: MON, OCT 5, 2026, 12:00-2:00 PM



REAL ESTATE

LIVE ONSITE WITH ONLINE BIDDING



THREE-BEDROOM
RANCH HOME
WITH FREE GAS

66± Acres of Wooded
& Productive Land

940 PARKS AVE. SE,
PARIS, OH 44669



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



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details, including
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Absolute Auction.
All sells to the
highest bidder.

Great opportunity! Offering a three-bedroom brick ranch home with an attached garage, three outbuildings, free gas, and approximately 66± acres of productive farmland and wooded land. The property also features a pond and approximately 1,185 feet of frontage along Parks Ave. The property offers great access, a nice mixture of open and wooded ground, and several possible building locations. The surface rights and mineral rights will be offered separately at auction. The surface rights will sell first, followed immediately by a separate auction for the mineral rights. You'll like this farm, check it out!

Auction #1 – Surface Rights

Parcel #1 – Home & Land

Three-bedroom brick ranch home situated on approximately 10± acres with an attached garage and free gas transferring with the home. The home is currently rented for \$1,300 per month, offering investment income potential.

Additional Improvements Include:

- 30' x 40' outbuilding
- 20' x 24' lean to
- 40' x 50' outbuilding

Parcel #2 – Land

Approximately 44.3± acres of open and wooded land featuring a pond. This parcel offers a very private setting, loads of wildlife, and is currently being farmed by a tenant farmer.

Parcel #3 – Land

Approximately 12.11± acres of primarily open land with some woods and loads of wildlife. Currently being farmed by a tenant farmer.

Surface Rights Auction Note:

The surface rights will be multi par offered in individual parcels and as an entirety, selling in the manner that produces the highest total sale price. Walk the land with permission only, please.

Auction #2 – Mineral Rights

Immediately following the sale of the surface rights, the mineral rights associated with each parcel will be offered multi par. The successful purchaser of the surface rights will have the opportunity to bid on the corresponding mineral rights. The mineral rights will be offered in individual parcels and as an entirety, selling in the manner that produces the highest total sale price.

Parcel #1 – Mineral Rights

Approximately 10± acres of mineral rights to transfer, subject to the terms of the current lease.

Parcel #2 – Mineral Rights

Approximately 44.3± acres of mineral rights to transfer, subject to the terms of the current lease.

Parcel #3 – Mineral Rights

Approximately 12.11± acres of mineral rights to transfer, subject to the terms of the current lease.

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:

Michele and Mark Scarberry



JOSEPH GLIATTA
AUCTIONEER/REALTOR®
330.771.4012
jgliatta@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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