



# ABSOLUTE AUCTION

TUESDAY, AUGUST 19, 2025, 6:00 PM  
LIVE ONSITE WITH ONLINE BIDDING AVAILABLE



REAL ESTATE



**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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**HOME W/ BARN  
ON 34+ ACRES**  
Open & Wooded Land  
W/ Scenic Views  
Ideal Hobby Farm Or Hunting/  
Recreational Property  
Offered In Three Parcels & Entirety  
Washington Twp., Harrison Co.

**Real Estate:** 34.93-acre farm with primitive cottage/cabin style home. Main level features kitchen, dining room, and living room with open fireplace, large main level bedroom, full bath and laundry. Loft area with full bath and two potential bedrooms. Full basement under main house. F/A gas furnace. 100-amp electric service. Currently free gas to home. Home needs updated. 24'x 40' Pole Barn with woven fenced in pasture. Open and wooded land with loads of wildlife and nature. Property is conveniently located near Clendening and Tappen Lake regions and also nearby public hunting land. You will like the setting and location.



82755 LAUGHLIN RD.,  
TIPPECANOE, OH 44699

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KIKO Auctioneers



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Scan for auction details, including directions.

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





**Divided as follows:**

**Parcel #1.** 10.04 acres with home and barn. 194' frontage on Laughlin Rd.

**Parcel #2.** 16.10 acres wooded land parklike settings with stream, nature and wildlife. 223' frontage.

**Parcel #3.** 8.79 acres open and wooded land, ideal building site, timber, and trails. 253' frontage on Ferguson Rd.

**Note.** You'll like these parcels. Walk the land at your convenience. Home shown by appointment. Flyer with map at location. Contact auctioneers for viewing information or help with financing. Gas and oil rights do not transfer.

