

# ABSOLUTE AUCTION

SATURDAY, OCTOBER 11, 2025, 12:00 PM  
Live Auction W/ Online Bidding Available



LAND



**Entirety. 83.5904 acres.** Beautiful family retreat or hunting getaway property. The cabin is elevated on top of the hill surrounded by towering evergreen trees. Main level of the cabin has family room with LP burner, dining area, oak kitchen w/ appliances, access to the rear deck, laundry room with washer & dryer, two bedrooms and full bath. Upstairs you have a large open loft overlooking the lower level. The cabin has its own water well and septic system. Outback you will find the solar/generator building equipped with Generac LP generator, double inverters and solar batteries. All solar equipment including batteries, inverters & panels have been replaced in the last 2 years costing approx. \$32,000. Generator is approx. 4 years old. There is WIFI which allows for remote control of the solar system. As you explore the property you will find an extensive, well-maintained trail system that accesses the entire property, enclosed hunting blind, and even your own private waterfall cave. This property truly offers everything that you could want in a recreational property.

## EXCITING LAND OPPORTUNITY

### 84-ACRE WOODED LAND

1,300 SF Off Grid Cabin, Secluded  
Setting On Private Roads  
Offered In Two Parcels  
Near Freeport, OH

Harrison County, Washington Twp.,  
Harrison Hills Schools

78501 ANDERSON RD.,  
TIPPECANOE, OH 44699

OUTDOORSMAN PARADISE,  
TRAIL SYSTEM, DEER, TURKEY

#### AMENITIES INCLUDE.

- Solar
- Generator
- Propane
- Well
- Septic
- WIFI
- Hunting Blind
- Waterfall Cave
- Timber



Scan for auction  
details, including  
directions.

*Absolute Auction.  
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highest bidders  
on location.*

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**Parcel #1. 51.759 acres.** Features cabin, ever-green plot, trails, ridge tops, rock formations, enclosed hunting blind. 2,800'+ road frontage. Harrison County parcel #30-0000005.001.

**Parcel #2. 31.831 acres.** Features trails, creek bottom, rock formations, scenic waterfall cave, ridge tops. 1,000'+ road frontage. Harrison County parcels #30-0000004.002, 30-0000003.001, 30-0000005.015, and 30-0000004.003.

**Auctioneer's Note:** What a great opportunity to purchase your dream property. This property and neighboring properties have been managed for trophy deer for a number of years. Great access with gravel road winding through the middle. Mineral rights do not convey as they were previously sold years ago. Call Jeff Kiko for a guided ATV tour or permission to walk it. You're going to love this one! Immediate hunting rights available to buyers with good down payment. Frontage is on Green Rd. which will not show up maps.

**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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