

ABSOLUTE AUCTION



LAND

TUESDAY, MAY 5, 2026, 6:00 PM



EXCITING LAND AUCTION

80.5 Acres

WESTERN RESERVE RD. & RT. 45,
CANFIELD, OH, 44406

LIVE ONSITE WITH ONLINE BIDDING AVAILABLE

AUCTION HIGHLIGHTS

- Nearly All Wooded With Some Nice Timber
- Ellsworth Twp.
- Mahoning Co.
- Western Reserve Schools
- Offered In Four Parcels & As Unit
- Parcels Ranging From 8.1 Acres Up To 45.9 Acres Each
- Frontage On Western Reserve Rd. & Rt. 45

www.kikoauctions.com | 800.533.5456

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



Scan for auction details, including directions.

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

REAL ESTATE

Deer, turkey, loads of wildlife. Come walk them over. You'll love these parcels. 80.5 acres total. 90% wooded, large timber plus few pines and other nice hardwoods. Gas and oil mineral rights do not transfer. Convenient location.

PARCEL #1:

8.1 acres, over 50% open, balance wooded.

PARCEL #2:

9.6 acres, open in front and wooded in rear.

PARCEL #3:

45.9 acres, approx. 4 acres open in front, balance all wooded.

PARCEL #4:

16.9 acres, nearly all wooded.

Maps at site or visit us on the web. Financing questions or how to buy, please call. Sale held on site off Western Reserve Rd.

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

Clear Land LTD.



RUSSELL T. (RUSTY) KIKO, JR.
AUCTIONEER/REALTOR
330.495.0923
rustykiko@kikocompany.com



RYAN M. KIKO
AUCTIONEER/REALTOR
330.831.8565
ryankiko@kikocompany.com



REALTORS
AUCTIONEERS
ADVISORS

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

