

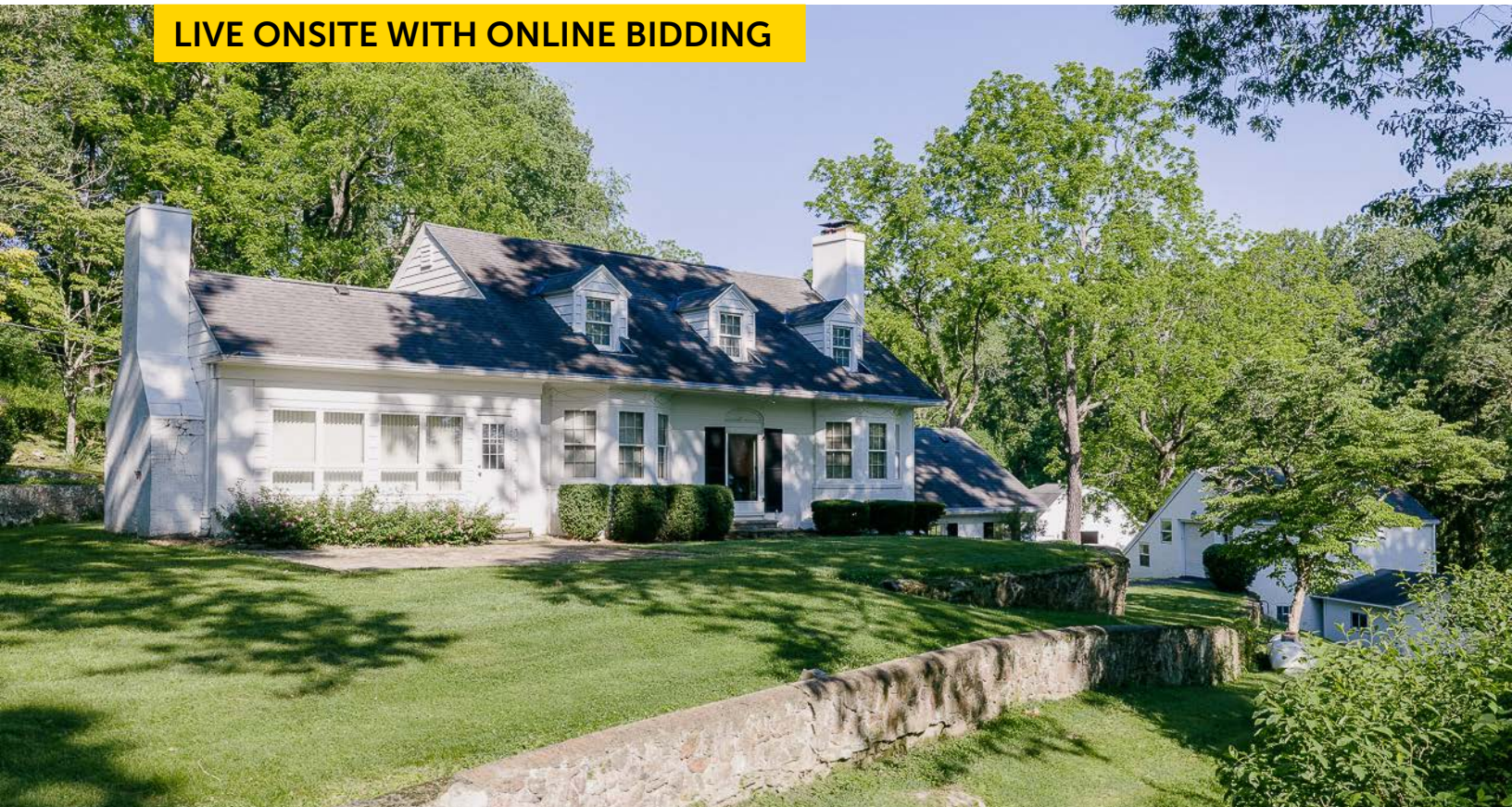
# ABSOLUTE AUCTION

FRIDAY, JULY 10, 2026, 11:00 AM  
OPEN HOUSE/UTV TOURS: FRIDAY, JULY 3,  
2026, 10:00 AM-12:00 PM



LAND

LIVE ONSITE WITH ONLINE BIDDING



91.48-ACRE  
COSHOCTON  
COUNTY FARM  
OFFERED IN 3  
PARCELS

AUCTION LOCATION:  
20101 SR 16,  
COSHOCTON, OH 43812



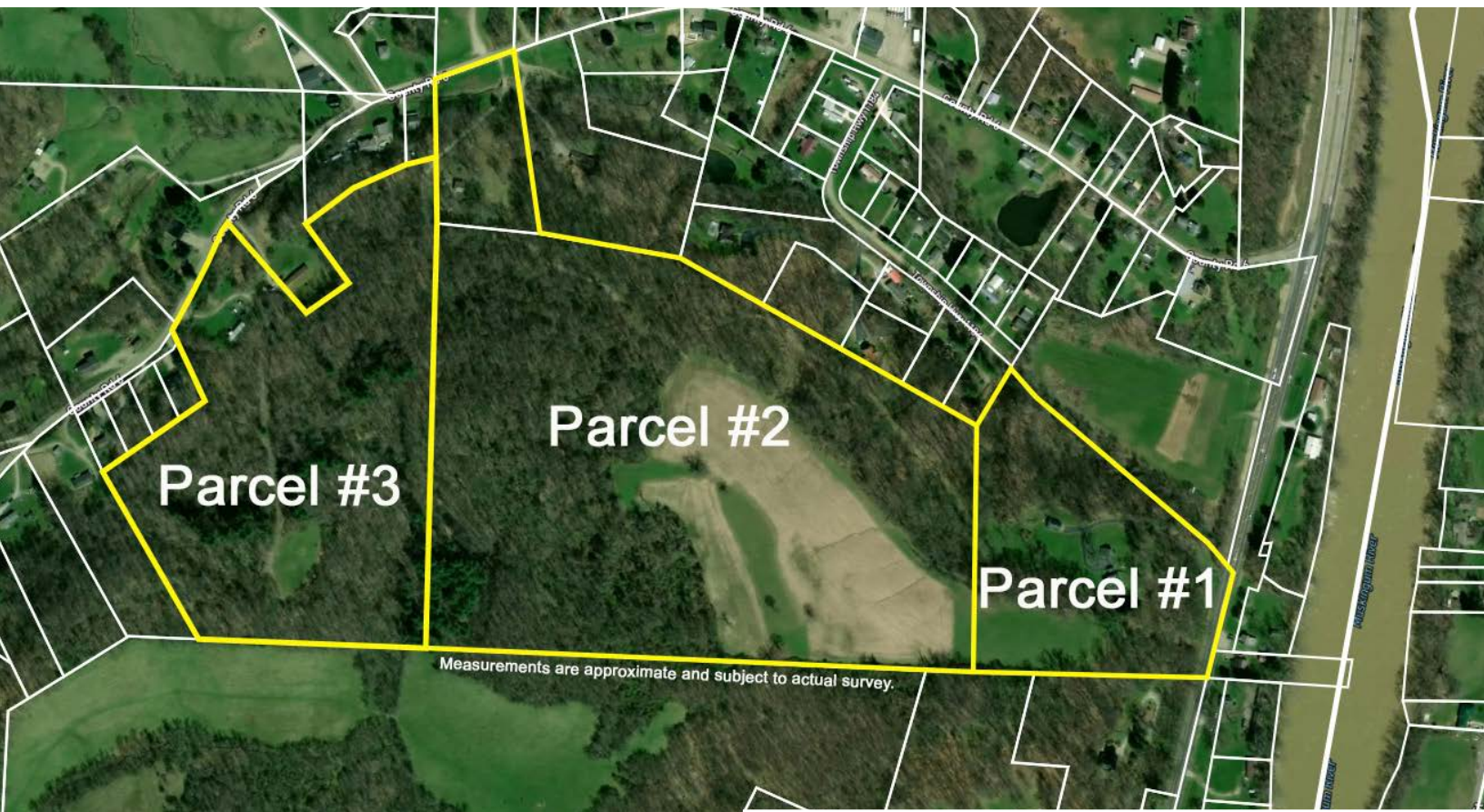
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KIKO Auctioneers



Scan for auction details, including directions.

Absolute Auction.  
All sells to the highest bidder.



**Parcel #1:** 20101 SR 16, Coshocton, OH. 13.498 acres with Victorian farmhouse and buildings. Parcel #013-00000068-00. Nice, secluded setting with mature trees and stone walls. Home was built in 1934 and has approx. 3,370 sq. ft. Main level features updated oak kitchen with Corian countertops, island bar and appliances. Large living room with natural woodwork, fireplace and built in cabinets. Office or 3rd bedroom with 1/2 bath and a nice, enclosed sunroom with Brunco wood burner round out the main level. Second level has two large bedrooms and updated full bath with Corian counters. The partially finished basement walks out to the attached two-car garage and has a full bath, storage utility area, and 200-amp electric breakers. Electric heat pump with A/C and has LP back up furnace. The home is on well & septic (county water available at the road). The exterior is accented with beautiful stone retaining walls, front and rear stoned porches, brick/aluminum siding and an asphalt driveway. Outbuildings consist of a 28' x 36' shop building built in 1993 with second story storage, overhead door, insulated with LP gas heat and spring fed well. Last you have a 24' x 32' block storage building with overhead door, two stories with lower-level storage or livestock area. Approx 352' frontage on SR 16. Real estate half year taxes are \$1,409. Great property that would be an ideal homestead or weekend getaway.

**Parcel #2:** 20510 CR 6, Coshocton, OH. 52.4606 total acres with log cabin style home or cabin. Parcels #013-00000069-00 & #013-00000333-00. Nice, secluded setting with mature trees, an ideal weekend cabin getaway or homestead with approx. 275' frontage on CR 6. Home was built in 2000 and has approx. 576 sq. ft. (24' x 24'). Main level is an open concept with living space, kitchen area and full bath. LP gas heat, water well and holding tank for the septic. Great hunting or recreational parcel with plenty of woods and open tillable ground. With 10 acres enrolled in the National Bobwhite & Grassland Initiative Foundation program. The total half year real estate CAUV taxes are \$766.29.

**Parcel #3:** 20300 CR 6, Coshocton, OH. 25.528 acres with 1987 mobile home. Parcel #013-00008866-00. Great hunting parcel that is mostly wooded. Mobile home has electric, well and septic. This parcel does have free gas available per the existing well. There is approx. 394' frontage on CR 6 and the real state CAUV half year taxes are 225.17. Entirety: 91.4866 total acres. Consists of everything from Parcel 1, 2 & 3. What an opportunity to purchase 91+ acres in Coshocton County. Home to some of the largest deer and turkey populations in the state. Ideal homestead to live and enjoy the great outdoors.

**Entirety:** 91.4866 total acres. Consists of everything from Parcel 1, 2 & 3. What an opportunity to purchase 91+ acres in Coshocton County. Home to some of the largest deer and turkey populations in the state. Ideal homestead to live and enjoy the great outdoors. Mineral rights transfer. River View Local Schools.

**Auctioneers Note:** Home and buildings can be shown by appointment only, walk the land with permission only. Onsite or online bidding will be available. Will be offered in parcels and as an entirety being sold whichever way brings the most. All mineral rights owned by the sellers will transfer to the new buyers. Property will be sold from parcel #1. All buildings will be open auction day starting at 9:30 AM. Call Jeff Kiko with any questions on how to purchase.

**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:** The Wilford E. Taylor Revocable Trust; Lisa Thompson; & JD CR 6 LTD

**OPEN HOUSE/UTV TOURS: FRIDAY, JULY 3, 2026, 10:00 AM-12:00 PM**



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**REALTORS  
 AUCTIONEERS  
 ADVISORS**

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