

**ABSOLUTE MULTIPARCEL REAL ESTATE &  
CONTENTS AUCTION**

**GREAT HUNTING PROPERTY!!**

**2 BEDROOM RANCH HOME WITH 43+/- TOTAL  
ACRES, WOODS & PONDS**

**SATURDAY AUGUST 12TH at 10 AM**

Located at 11515 St. Hwy 198, Conneautville, PA  
4.2 miles west of the Rt. 98 & Rt. 198 intersection or  
3.4 miles east of the Rt. 198 & Rt. 18 intersection

**Parcel #1:** Well appointed 2 bedroom, ranch home w/  
custom kitchen, full basement, air conditioning,  
detached garage & carport situated on 33+/- mostly  
wooded acres with pond. OGMS included.

**Parcel #2:** 10+/- acres, adjoining parcel #1. Consisting  
of approx. 4 tillable acres, 3 ponds & woods. OGMS  
included.

To be sold separately or together., see [auctionzip.com](http://auctionzip.com)  
#1520 for more details, photos & terms.

**NICOLLS & AUCTIONS AU-5325L**  
**(814)333-1988 or (814)720-1988**  
**[nicollsandauctions@gmail.com](mailto:nicollsandauctions@gmail.com)**