

# **ABSOLUTE ESTATE AUCTION**

**MULTI PARCEL REAL ESTATE & CONTENTS**

**88 +/- TOTAL ACRES-PRIME TIMBER-3 BEDROOM  
HOME-2 GAS WELLS W/ FREE GAS-NEWER 63' X 65'  
STEEL BLDG.**

**SATURDAY OCTOBER 14TH at 10 AM**

Located at 455 Chestnut Grove Rd. Utica, Canal Twp.,  
Venango Co., PA (approx. 9 miles north of Franklin, PA  
& 9 miles south of Cochranon, PA)

**OPEN HOUSE: SUNDAY OCTOBER 1ST 1-3 PM**

This is a must-see property with beautiful views,  
wooded & tillable ground and abundant wildlife.

**See [auctionszip.com](http://auctionszip.com) #1520 for photos, full listing,  
timber report & terms.**

**NICOLLS & AUCTIONS AU-5325L**

**(814)333-1988 or (814)720-1988**

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