

SPORTSMAN'S PARADISE!!

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)

This is a must-see property with beautiful views,
wooded & tillable ground and abundant wildlife. If
you're looking for a recreational property with wildlife,
trails, beautiful timber & plenty of storage look no
further. This is an amazing property and it will be
selling to the highest bidder regardless of price. Also
selling tractors, trailers, tools, equip. & more.

**See auctionszip.com #1520 for photos, full listing,
timber report & terms.**

**NICOLLS & AUCTIONS AU-5325L
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