

# ABSOLUTE AUCTION



LAND

TUESDAY, JULY 7, 2026, 6:00 PM



All measurements are approx.  
& subject to survey.

## 47 ACRES

### Open & Wooded

**LIVE ONSITE WITH ONLINE BIDDING AVAILABLE**

#### AUCTION HIGHLIGHTS

- Mahoning Co.
- Coitsville Twp.
- Over 2500 Feet Of Frontage
- Offered In Parcels & As Unit

VILLA MARIE RD.,  
LOWELLVILLE, OH 44436

[www.kikoauctions.com](http://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**

47+/- acres located at the corner of Struthers Coitsville Rd. (Rt. 616) and Villa Marie, nearly 2000 ft. of frontage on Villa Marie and over 600 ft. and on Struthers Coitsville Rd. Divided as follows:

**PARCEL #1**

1+/- acre, corner tract, all open currently being farmed.

**PARCEL #21**

8.7+/- acres, mostly tillable on Struthers Coitsville

**PARCEL #3**

12.6+/- acres on Villa Marie, mostly all open with trees in front.

**PARCEL #4**

12.6+/- acres, some open, mostly wooded on Villa Marie Rd.

**PARCEL #5**

12.6+/- acres, all wooded on Villa Marie.

**NOTE**

Walk the parcels at your leisure, maps onsite.

**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**

TRC Holdings LLC



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**REALTORS**  
**AUCTIONEERS**  
**ADVISORS**

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