

ABSOLUTE AUCTION

TUESDAY, JUNE 9, 2026, 12:30 PM



REAL ESTATE



LEESVILLE LAKE COTTAGE W/ GARAGE

Near the North Fork Marina & Campground

2087 VESPER RD. SW,
CARROLLTON, OH 44615



www.kikoauctions.com | 800.533.5456

Information is believed to be accurate but not guaranteed.
KIKO Auctioneers



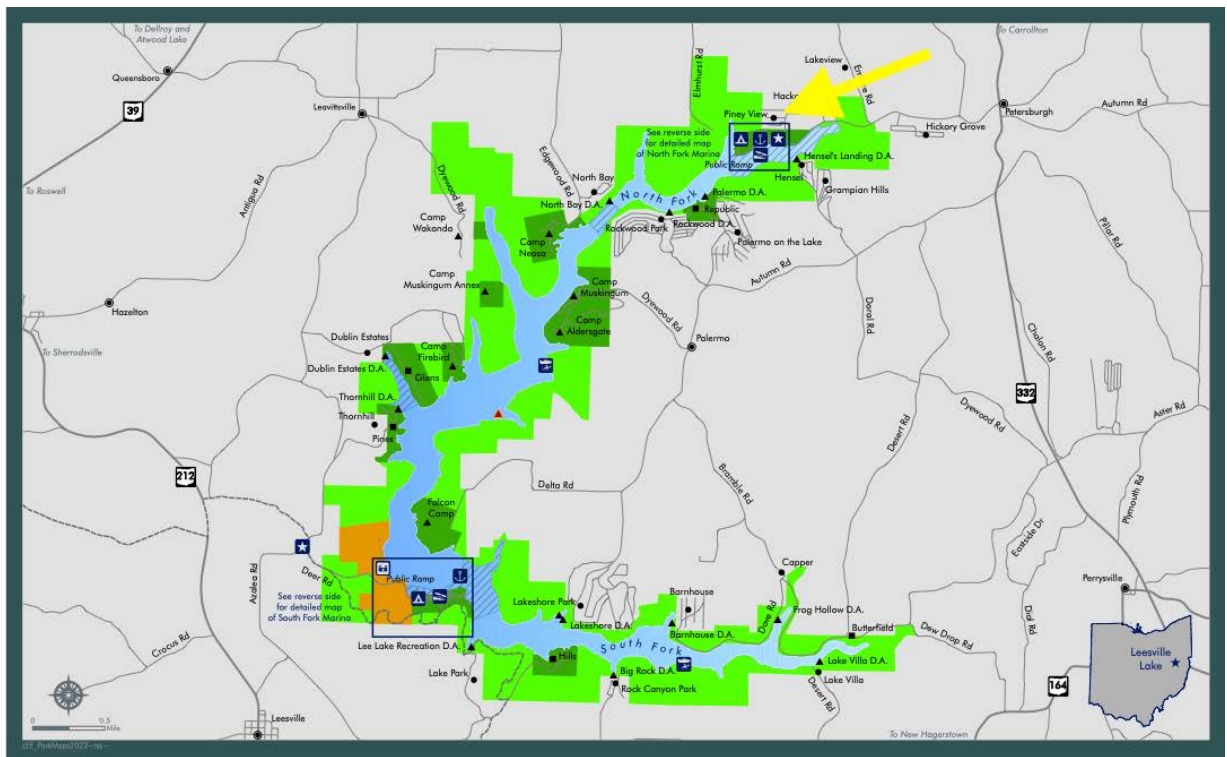
Scan for auction details, including directions.

Absolute Auction.
All sells to the highest bidder.

Leesville Lake

- Boat Ramp
- Boater Swimming Area
- Camping
- Dam
- Marina
- Park Entrance
- MWCD Cottage Area
- Neighborhood
- Populated Place
- Camp, Club, Docking Association (D.A.)
- Road
- Buckeye Trail
- No Wake Zone
- Lake Base
- Restricted Use Area
- Public Use Area
- USACE Area

MUSKINGUM WATERSHED
CONSERVANCY DISTRICT
Muskingum Watershed Conservancy District
1319 Third St. NW
New Philadelphia, Ohio 44663-0349
(330) 343-6647, Toll Free (877) 363-8500
www.mwcd.org
Map is for informational purposes only.
Accuracy is neither guaranteed nor implied.
Sources: BTA, MWCD, ODNR, OGRIP



Real Estate: Fixer-upper Leesville Lake cottage in The Piney View subdivision. Situated on a double lot, totaling .315+/- acres of owned land. Nice 30'x30' detached garage, built in 2006. The dwelling was built in 1974 and features 1,272 sq. ft. The basement foundation presents major structural issues that are in need of repair or demolition. Convenient location, close proximity to the Leesville Lake North Fork Marina and Campground. Private well and septic system. Carroll County parcel #33-0000279.000 & 33-0000946.000. Construct this property to fit your needs. Bring your imagination and your contractor!

Terms On Real Estate: 20% 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. Seller reserving all gas & oil rights.



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