

# ABSOLUTE AUCTION

FRIDAY, MARCH 6, 2026, 12:00 PM  
LIVE ONSITE OR ONLINE BIDDING

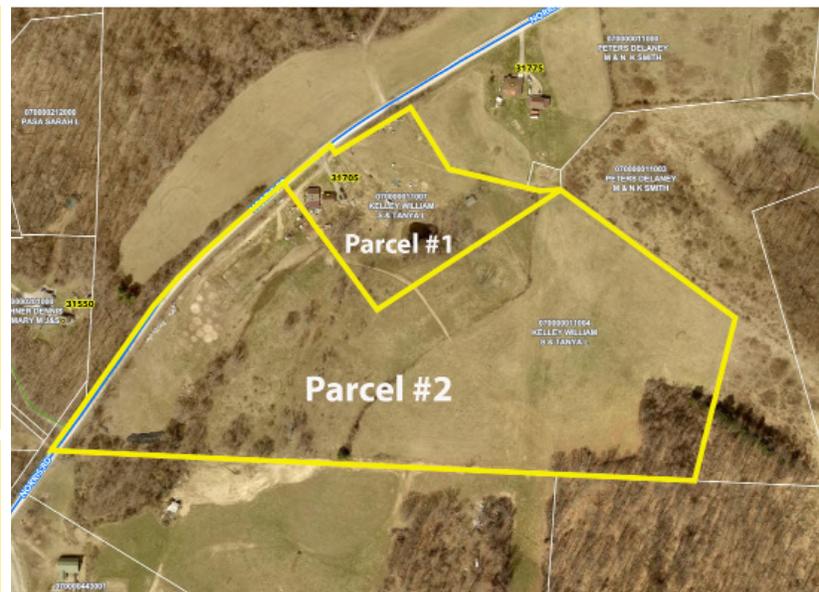


REAL ESTATE



**31.47-ACRE  
HOMESTEAD FARM**  
OFFERED IN TWO PARCELS  
Harrison County, Harrison  
Hills Schools, Franklin Twp.

31705 NORRIS RD. (CR 6),  
TIPPECANOE, OH 44699



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MLS



## AUCTION HIGHLIGHTS

- 30' x 53' Pole Building/Livestock Barn
- Off Grid 2 Bedroom Home
- Hunting, Pond, Creek, Storage Sheds, 15 Acre Hay Field, Orchard
- Midway Between Tappan Lake And Clendening Lake

**Parcel #1:** Parcel #07-0000011.007. 5-acre homestead with home and buildings. Built in 2013, this two bedroom, one bathroom open floor plan home (28' x 32') with kitchen and living room is heated by gas heater and wood stove. It has a propane, on-demand water heater and gravity fed water from tanks up the hill. Electric is solar. This property has been created to need only minimal input from off-site to keep existing. The pole building is a total of 30' x 53' that consists of 4+ stall livestock area, bunk house room, farm storeroom and additional shop area. Multiple storage sheds, chicken coop, greenhouse, root cellar and sheep shed round out the homestead lifestyle. Ideal weekend getaway, Airbnb or year-round home. Real estate CAUV half year taxes are \$483.73.

**Parcel #2:** Parcel #07-0000011.004. 26.475 acres vacant land with approx. 1,040' frontage on Norris Road. Great hunting or recreational piece with 15-acre hay field and woods in the rear. One of the highest points in Harrison County with countryside views for miles. Real estate CAUV half year taxes are \$120.04.

**Entirety:** 31.475 acres with home and buildings. Great property with loads of potential and opportunity. Whether you're looking for the Homestead lifestyle or weekend getaway, this will not disappoint. Mineral rights have been sold off years ago, owner does own the surface rights (top 150'). Walk land with permission only. Call/text Jeff Kiko.



**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:** William & Tanya Kelley

**For More Information Visit**  
[www.ashmorefarm.net](http://www.ashmorefarm.net)



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