

AUCTIONEER/REALTOR: Douglas L. Milano, ext 119, 330-205-2196 and
Randall L. Kiko, ext 158, 330-831-0174



Auction #4



Auction #9



THE STRIP

**NEW ARCHES OVER ROADWAY
GREET YOU WHEN YOU COME TO TOWN**



**Auction
Location**



GENEVA STATE LODGE



AUCTION

Russ Kiko Associates Inc. Auctioneers • Richard T. Kiko Agency, Inc. Realtor
2722 Fulton Drive. NW, Canton, OH. 44718 • (330) 455-9357
www.kikoauctions.com



SATURDAY - MAY 31, 2014 - 12:00 NOON

All Sells from Auction #1 Location

GENEVA ON THE LAKE

Attention: Water Enthusiast

**Waterfront Home - Waterfront Lot - 6 Homes
with Lake Views and Access on Lake Erie -
Several Recreational Properties - Year
Round Living or Weekend Getaway's
Ashtabula Co. - Northeast Ohio**

**Close Proximity to Geneva Resort Lodge, Break
Water Swimming Beach, Geneva State Park and
Marina - Exciting Auction of Opportunity**

**Beautiful Waterfront Home - Unique Waterfront Lot
Plus 6 Other Homes and Cottages - Vacant Land
Tracts All with Utilities and Access to Lake Erie**

Absolute auction, all sells to the highest bidder on location:

4885 LAKE RD. GENEVA ON THE LAKE, OHIO 44041.

Directions: From Geneva on the Lake, take Lake Rd. (531) east of 534 or west of 45 to property.
Watch for KIKO signs...

LEADING THE AUCTION INDUSTRY SINCE 1945





Auction #1 - House on Lake Erie



Auction #2 - Lot on Lake Erie



ALL MEASUREMENTS ARE APPROXIMATE AND SUBJECT TO ACTUAL SURVEY.



Auction #1 – Rare water front property overlooking Lake Erie. Beautiful remodeled home offers cozy lake front peace and serenity. Recent updates include shingle roof, kitchen w/ granite counter tops, furnace, central air, flooring, light fixtures, hot water tank, tiled shower, concrete walk ways. fully furnished. Main level offering kitchen, great room w/ fireplace, large bedroom, 1 1/2 baths. Covered side and rear porches w/ 30’ of new windows overlooking Lake Erie. Second floor having three more bedrooms and full bath. Beautiful setting w/ panoramic views. Easy access to beach. All situated on over 1 1/2 acres of land. This property offers endless possibilities. Either buy for personal use or investment. Potential gross income of 50K a year!

Auction #2 – 1.6 acres vacant land – beautiful unique water front lot on Lake Erie. Lot offers loads of character with creek and inlet with historic stone bridge with driveway access coming in off Lake Rd., beautiful wooded lot, ideal for waterfront dream home w/ public utilities.

Auction #3 - .8 acres with duplex and cottage. Income producing property! Duplex offering two bedrooms, kitchen, living room, and full bath on each side. Duplex is ready for restoration – two bedroom cottage offering kitchen, living room combo currently rented for \$500 month. Public utilities and deeded access to Lake Erie! Unlimited potential for weekly retreat or year around living.

Auction #4 – 1.1 acres corner lot – loads of opportunity over 1 acre of land on Lake Rd. with deeded lake access.

Auction #5 – 4927 Unit 12 Lake Rd. Geneva on the Lake, Ohio - Cozy three bedroom home built in 2005 offering open kitchen, living room combo w/ cathedral ceilings. Full bath. Newer flooring through out home. Full poured wall foundation. Basement divided rough framed in. breaker electric. Beautiful lake view with deeded access to Lake Erie. Currently rented for \$850 month. Public utilities.

Auction #6 – 4927 Unit 3 Lake Rd. Geneva on the Lake, Ohio - Three bedroom ranch home offering kitchen, living room and full bath. Updated shingles, siding and windows in 2008 currently rented for \$500 month. Property offers lake views and lake deeded access with public utilities.

Auction #7 – 4927 Lake Rd. Geneva on the Lake, Ohio - One or two bedroom efficiency cottage completely remodeled in 2008 – currently rented for \$400 a month. Cottage offers great lake views and deeded lake access with public utilities.

Auction #8 - Three bedroom ranch home offering kitchen, living room, full bath, 1 car attached garage, recent updates include shingled roof, windows. Home has full basement with breaker electric. Lake views and lake deeded access w/ public utilities

Auction #9 – Lake Rd. Geneva on the Lake, Ohio – Approx. 100 X 90 nice level lot w/ lake views and lake deeded access and public utilities.

Note: Open house Sunday May 25th from 12 Noon – 2 PM. All properties offer loads of opportunity and are located in close proximity of the strip and Geneva Twp. Park, Geneva Marina, Break water swimming beach. Geneva on Lake offers a variety of family attractions. Geneva on the Lake, America First Summer Resort. Mark your calendars and plan on attending.



Auction #1



Auction #1



Auction #7



Auction #5



Auction #8



Auction #3



TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. Buyer's premium of 10% to be added to the final 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.