



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – April 1, 2017 – 11:00 AM
Real Estate Sells First

78 Acres – 30' x 80' Heated Shop **30' x 60' Bldg. – Ranch Home**

Stocked Pond – Comm. Compost Site – Multi Zoned – Offered In 3 Parcels
Sullivan Twp. – Ashland County – Also Selling: JD 970 Tractor w/Loader
Komatsu WA180 Front-End Loader – Concrete Barrier Blocks

ABSOLUTE AUCTION, All sells to highest bidders on location:

179 and 195 SR 58, Sullivan, OH 44880

Directions: Take SR 58 north of US 224 through Sullivan to property or from Wellington take SR 58 south of OH 18, 9 miles to property. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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PARCEL #1: 3 acres with 316 ft. of frontage on SR 58. 30' x 80' heated building with four 12' x 14' overhead doors, 400-AMP 3-phase electric, restroom, public water, commercial septic system. Also, 30' x 60' pole building with four 10' x 10' overhead doors. Plenty of aggregate parking. Zoned C-1. Ideal business location or storage facility.

PARCEL #2: 71.9 acres of majority open farmland balance wooded w/ stream. 1.5-acre stocked lake, 60' x 62' hoop building. Over 1,400 ft. of rail road frontage & 312 ft. frontage on SR 58. 2.9-acre EPA approved Class III compost facility site. Multi zoned (adjoins parcel #1 and #3). Business opportunity, family recreation, hunting property, farm ground, hideaway building site or investment!

PARCEL #3: 3 acres, 3 bdrm. modern ranch home featuring vinyl siding, L.P. heat, 2 baths, laundry room, kitchen, living room. Public water, (adjoins parcel #2). 191' frontage on SR 58.

NOTE: Parcels will be offered separate then together and will sell whichever way that brings the most. Walk the land at your convenience. Bank financing available to qualified bidders. Call auctioneer to find out how to use your current property to buy at auction.

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, which goes to the seller. 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.

ALSO SELLING: John Deere 970 diesel compact tractor w/ 440 loader, 1200 hrs. – Komatsu WA180 front-end loader – concrete barrier blocks: (approx. 30) 2x2x4' and (approx. 28) 2x2x6'

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card accepted. 4% buyer's premium on all sales; 4% waived for cash or check. Information is believed to be accurate but not guaranteed.

AUCTIONEERS/REALTORS: Peter R. Kiko, ext. 128 and Eric Bevington, ext. 168, eric@kikocompany.com



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