



KIKO AUCTIONEERS

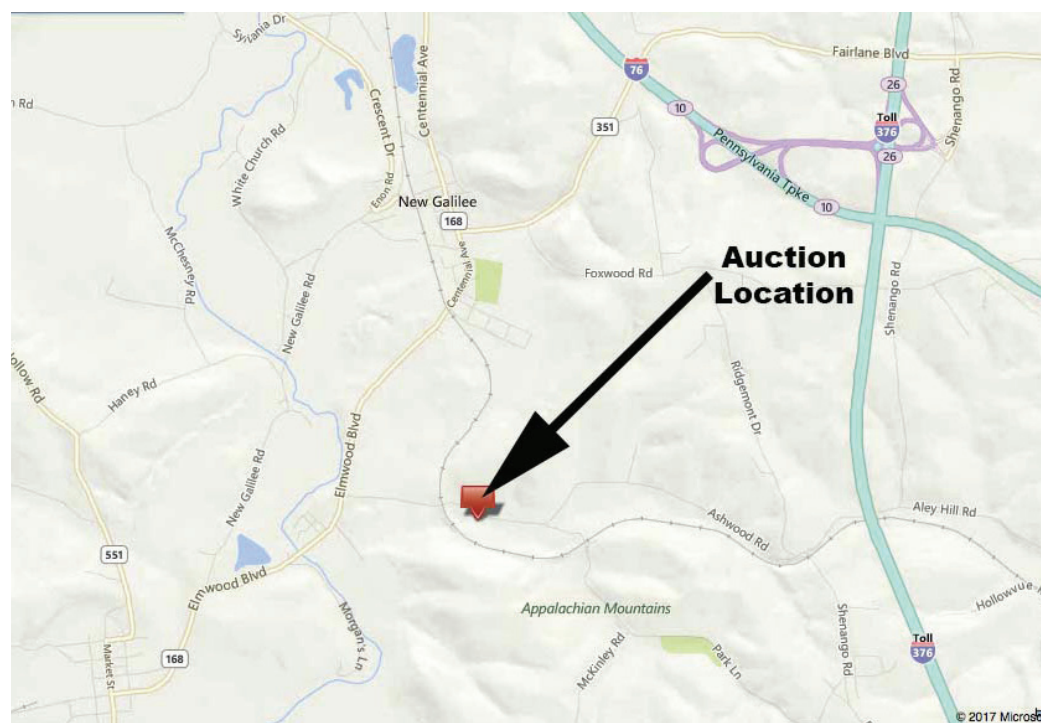
2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

Monday – September 11, 2017 – 6:00 PM

102 ACRES TOTAL – BEAVER CO. PA – BEAVER BOROUGH

Auction #1 – Former Yoder & Frey Heavy Equipment Auction Site
Auction Site - 39.74 Acres With Chain-Link Fence
Auction #2 – 61.3 Acres Land In 3 Parcels – River Frontage

 Members – State and National Auctioneers Association



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – September 11, 2017 – 6:00 PM

Attn: Investors/Land Seekers – Great Location – Close Proximity to Turnpike
102 Acres Total – Beaver Co. PA – Beaver Borough

Auction #1 – Former Yoder & Frey Heavy Equipment Auction Site
Zoned Industrial – 39.74 Acres With Chain-Link Fence – Former Sales Yard With Concrete Block Shop & Garage – Offices – Mobile Home

Auction #2 – 61.3 Acres Land In 3 Parcels
River Frontage – Woods – Farmland – Fronts On Rt. 168 & Ashwood – All Mineral Rights Owned By Seller Transfer

ABSOLUTE AUCTION, All sells to highest bidders on location:
423 Ashwood Dr., Darlington, PA 16115

Directions: Take St. Rt. 168 north of Rt. 51 through Darlington to Ashwood or Rt. 168 south of Rt. 351 in New Galilee to Ashwood or Rt. 351 exit off turnpike and west to Rt. 168 and south. Watch for KIKO signs.



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Auction #1 – 39.74 acres – former sale site, zoned industrial – lots of hard surface – only minutes off the turnpike – improvements include 45 X 60 and 36 X 64 concrete block garages, 2 roll up doors – mobile home – office building with former scales, loading dock – 2 water wells – lots of open hard surface parking. Two chain-link gate entrances. Adaptable to multitude of uses. Check it out.

Auction #2 – 61.3 Acres Land in 3 Parcels

Parcel #2A – Approx. 33.89 acres – corner tract – across the street from auction #1 – frontage on Rt. 168 & Ashwood Rd. Zoned industrial, mostly open with crop land and grass.

Parcel #2B – Approx. 10 acres nice crop land, woods, and river running through and lots of river frontage on Little Beaver. Northside of Rt. 168. Zoned SC, special conservation. Great for hunter or fishermen.

Parcel #2C – Approx. 17.45 acres, all wooded. Frontage on Ashwood Rd. and RR. Zoned SC & RR

Call for map or visit us on the web. Come walk them over. All mineral rights owned by seller to transfer.

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.

Auctioneer/Realtor:

Russell T. (Rusty) Kiko, Jr., C.A.I., ext 115, 330-495-0923, #AU-002727L & RS-222810-L. and Rudy W. Kiko, 330-540-2416, RS322138 & AU005639. Russ Kiko Assoc. #AY000170L.

Auction By Order Of: STS Equip. Corp.

