



AUCTION

LEADING THE INDUSTRY SINCE 1945

Monday – October 2, 2017 – 12:00 PM

Guilford Lake Dairy Bar

DRIVE THRU – GAS STATION

Income Operating Business & Real Estate

Due to owner's age and health, real estate and business
sell at **ABSOLUTE AUCTION** to the highest bidder on location:
32660 SR 172, Hanoverton, OH 44423

Directions: Take Rt. 172 west of Lisbon & Rt. 30 or east of Rt. 9 to Guilford Lake Area. Watch for KIKO signs.



REAL ESTATE: Features turnkey purchase including Dairy Bar, currently leased \$750.00 per month. Drive thru w/open & operating gas pumps. Seller has State Liquor Licenses and State Lottery and will cooperate in transfer to buyer, but is not part of purchase. \$1,000,000.00 average annual gross sales past few years. Annual real estate taxes \$1,500.00. Inventory stock will transfer at cost. For more information or help with financing call or text Gene. Visit our website at www.kikoauctions.com to view additional pictures.

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, 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.

AUCTIONEERS/REALTORS: Gene Kiko, CAI, ext. 112 or call/text 330-495-0041 and Randall Kiko, ext. 158 or call/text 330-831-0174



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330.455.9357 • kikoauctions.com

