



AUCTION

LEADING THE INDUSTRY SINCE 1945

Friday – April 13, 2018 – 12:15 PM

EXCITING OPPORTUNITY!

20,000-SF Multi-Use Bldg. – On 1.35 Acres

No Zoning – Public Sewer – Sugar Creek Twp. – Kidron, OH – Wayne County

**ABSOLUTE AUCTION, All sells to the highest bidder on location:
13253 Emerson Rd., Dalton, OH 44618**

Directions: From US Route 30 midway between Massillon and Wooster at Kidron Rd., head south 4 miles to auction.
(At the corner of Kidron Rd. and Emerson Rd.) Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



330.455.9357 • kikoauctions.com





KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

kikoauctions.com

Friday – April 13, 2018 – 12:15 PM

**Exciting Opportunity! – 20,000-Sq.-Ft.
Multi-Use Bldg. – On 1.35 Acres
No Zoning – Public Sewer
Sugar Creek Twp. – Kidron, OH
Wayne County**

13253 Emerson Rd., Dalton, OH 44618



Members – State and National Auctioneers Association

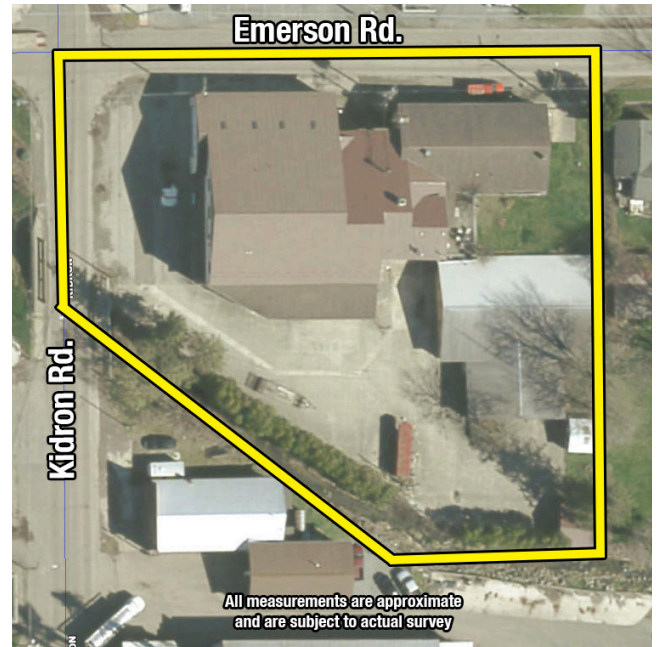


REAL ESTATE: 20,000-sq.-ft. multi-use building. Formerly Kidron Swiss Cheese. This all brick, two-story building includes flex space, dry storage space, break rooms, 3 bathrooms, loading docks, 5 total overhead doors including a 38' x 73' service bay with 24' x 14' overhead door, heavy electric service, and a 2,500-sq.-ft. home with 4 bedrooms, two bathrooms, kitchen, living room, dining room and den. Could be used as living quarters or would make a great office! As well as two small auxiliary storage buildings. All of this on 1.35 acres and plenty of solid-surface parking. No zoning! Public sewer! Perfect set up for your business. Commercial, industrial, retail and office space all in one! Or ideal investment with rental income potential. High traffic tourism location across from Lehman's Hardware and Kidron Livestock Auction Barn. Wayne County tax ID #47-00295.000. Half year taxes are \$2,886.17.

OPEN HOUSE: Monday, April 9th from 4:00-6:00 PM.

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.

AUCTION BY ORDER OF: Home Savings Bank, Trustee of Erwin Fieni Trust and Margrith Fieni Trust



Auctioneer/Realtor®
PETER R. KIKO
330-705-5996
peter@kikocompany.com



Apprentice Auctioneer/Realtor®
KRISTEN KIKO
330-234-7110
kristen@kikocompany.com



330.455.9357 • kikoauctions.com

