



AUCTION

LEADING THE INDUSTRY SINCE 1945

Tuesday – June 12, 2018 – 5:30 PM

Cozy Ridge Campground

49 ACRES – PONDS – WOODS – HOME – POOL – BARN

Hide-A-Way Property – Carroll County, Ohio

Also Selling: Massey Ferguson Tractor – Tools – Equipment

After 21 years of operating this campground, owner is retiring.

ABSOLUTE AUCTION, all sells to the highest bidders on location:

4145 Fresno Rd. NW, Carrollton, OH 44615

Directions: From Carrollton, go north on SR 43 or from Malvern go south on SR 43 to SR 171. Then west on SR 171 to CR 20 (Avalon Rd.) Go south on Avalon Rd. two miles then right onto Fresno Rd. This property is the last property at the end of the road, very secluded. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718

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Barn – Hide-A-Way Property – Carroll County, Ohio
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Members – State and National Auctioneers Association



Terrific opportunity! Established campground with active business. 49.2 acres in the country with half wooded and half campground setting, 2 fishing ponds, in-ground pool (4 yrs. old) 24' x 56' picnic pavilion with electric, two bath houses, office building, rec hall, barn and workshop, and three-bedroom main home. Licensed for 150 hookups, currently 130 installed campsites with 30- and 50-amp services, water hook ups, and two dump stations. Current taxes are \$3,855 per year. No zoning. Nice quiet setting for campers with wooded and open sites. NOTE: For more details, call KIKO and ask for Bill Birney or Theresa Blocher. Walk this property over at your convenience.

TERMS ON REAL ESTATE: 15% 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 FOLLOWING THE REAL ESTATE: Massey Ferguson 231 tractor, diesel, 2690 hours, single hyd., 540 PTO – rear blade – slip scoop – Woods 7' finishing mower – 8' hayride wagon – Ford 3000 tractor, 540 PTO, 8-spd., shows 1,539 hours – Craftsman 30-gal. air compressor – 14' alum. fishing boat – Duramax pool cleaner – Triton pool filter – floor jack – chainsaws – hand tools – yard tools – Craftsman table saw – canopy – Lincoln welder – acetylene torches – beer steins – recliner – household items.

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.

AUCTION BY ORDER OF: Rudy Drnek



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