



AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – June 9, 2018 – 11:00 AM

54 Acres Land W/ 2,211' Road Frontage

AND 17-ACRE GRAVEL STRIP LAKE

40'x88' Heated Shop Building – Free Gas – Hartsgrove Twp. – Ashtabula County

Absolute auction, all sells to the highest bidder on location:

6200 Hurlburt Rd., Rome (Hartsgrove), OH 44085

Directions: Take I-90 east of Cleveland or west of RT 11 to the SR 534 exit (#218) and south 11 miles to US Hwy. 6 and east 1.6 miles to Hurlburt Rd. and right to property. 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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54 ACRES LAND WITH 2,211' ROAD FRONTAGE AND 17-ACRE GRAVEL STRIP LAKE

40'x88' Heated Shop Building – Free Gas
Hartsgrove Twp. – Ashtabula County



Members – State and National Auctioneers Association



Real estate features 54.79 acres with 2,211' road frontage on two roads, 40'x88' shop building with overhead gas Reznor heater, breaker electric 110/240V, insulated walls and ceiling, and 1/3 concrete floors and overhead door. Building presently having free limited natural gas. All mineral rights owned by seller to transfer. Open rolling land with elevated building sites with approx. 17+/- acre gravel strip lake. Lake has approx. 25'-30' depth at the deep end, naturally stocked.

NOTE: Great opportunity! Land has 2,211' road frontage on two roads, possibly could be subdivided. Check zoning for your own needs. See www.kikoauctions.com for full details. Walk land with permission. Open auction day starting at 10:00 AM.

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: Carl & Bonita Clemson



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