




Auctioneer/Realtor®
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AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – SEPTEMBER 26, 2018 – 1:00 PM

2 Large Commercial Buildings

Over 110,000 SF - Over 16+ Acres – 4 Lots
 East-Central Ohio Location – Holmes Co., OH
 Lot 1: 60,000 SF Industrial Building – Built 2014 – 3+ Acres W/Offices
 Lot 2: 50,000 SF Industrial Building – 4.7 Acres W/Offices
 Lot 3: 7.6 Acres Commercial Vacant Land – Lighted Gravel Yard Site
 Lot 4: 1.6 Acres W/4,750 SF Pole Barn - Online Bidding Available
 (Complete Line Of Oil/Gas Manufacturing Equipment Offered At Separate Auction The Following Day Starting At 10:00 AM)

All sells on location with remote bidding available at www.kikoauctions.com:
20-50 STRAITS LANE, KILLBUCK, OH 44637
 Directions: Located 5 miles south of Millersburg, OH. Take SR 62 south of Millersburg to SR 60, go west to Straits Lane and north to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.

LOT 1 – 50 STRAITS LANE, KILLBUCK, OH: Great 60,000 SF industrial building built in 2014. 20+ ft. inside clearance height, (4) 14' x 22' bay doors, and gas radiant floor heat (zoned). Overhead cranes, trolleys, and GFS paint system offered at separate auction. Nice open floor plan, 10 private offices, 3 executive offices, conference rooms, workstations, lunch room, lavs, loading docks, and gas FA furnaces w/CA in offices. Sprinkler system. 3.46 acres land.

LOT 2 – 20 STRAITS LANE, KILLBUCK, OH: 50,000 SF industrial building built in 1986, plus 2,000 SF offices, and approx. 4.72 acres land. Approx. 14' clearance height, open floor plan, rear loading dock, (3) 13' x 20' overhead doors, (1) 12' x 14' overhead door, overhead radiant tube heat, and rear pole barn for additional storage. Active tenant leasing offices and approx. half of warehouse. Overhead trolleys and cranes offered at separate auction.

LOT 3 – GROVER ST./CR 35, KILLBUCK, OH: Approx. 7.6 acres vacant commercial land. Large heavy-base gravel yard for additional employee parking or equipment/inventory storage. Lighted, ample frontage on CR 35 and RT 62.

LOT 4 – GROVER ST./CR 35, KILLBUCK, OH: Approx. 1.6 acres commercial land w/38' x 125' pole barn, steel roof and siding, level approach, ideal storage building.

NOTE: Lots 1 through 4 offered separately and as entirety, selling whichever way brings the most! On-site auction held inside lot 1 building. Remote online bidding available, visit www.kikoauctions.com for more information on how to participate.

TERMS ON REAL ESTATE: Deposit of the lesser of \$50,000 or 10% of the bid price. Cash, Cashier's Check, or Certified Check at the time the bid is accepted. 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: Holmes County Court of Common Pleas case #17CV069

