



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – May 18, 2019 – 12:00 PM

Exciting Opportunity! Outstanding Horse Farm

4,250 Sq. Ft. Western Style Home On Free Gas – Lake – Horse Barn
Scenic Run Equestrian Center With Positive Income – Pastures
Indoor Riding Arena – All On 43 Acres – Chagrin River – Offered In Two Parcels
Russell Twp. – West Geauga Schools – Geauga County

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

8123 Dines Rd., Novelty, OH 44072

Directions: Take I-271 south of I-90 to the Mayfield Rd./US-322 exit 34, then east towards Chesterland, OH to Chillicothe Rd./OH-306, then south to Dines Rd. and west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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AUCTION #1: Unique 4,251 sq. ft. western style home on 25.49 acres. Beautifully landscaped with frontage on the Chagrin river. Home has large oak kitchen with appliances and large center island. Main floor owner's suite with three closets and large walk-in private bath. Formal dining room, large family room with exposed timber, vaulted ceilings, gas fireplace with massive stone wall and fireplace. Sunroom with heated floors, full kitchen and access to the large deck and fenced-in playground. Full bath. Nice den with wood-burning fireplace and private home office. Second level has three bedrooms, full bath and walk-up 3rd level rec room. Divided walkout basement with two hot water boilers, 2 pressure tanks and backup generator. Beautiful rear covered porch with exposed timbers. Home is currently on free limited gas coming off the gas well off the property, which also produces monthly income. Large two-story barn with lean-to, workshop, storage areas and walk-up 2nd floor loft. 6-stall horse barn with tack room, hay storage, lean-to and 3 pastures. Peaceful secluded lake with aerator, service drive, dry hydrant and one room shed by the lake. Rec building former camp hall has large covered porch, large dance hall, full kitchen, two efficiency apartments, wood-burner/gas FA furnace. Three-bedroom cabin house with kitchen, round stone fireplace, full bath, gas FA furnace with central air. Built on a slab. Property has 2 water wells and 3 septic systems. Parcel #26-028770. \$2,211 half year real estate taxes.

AUCTION #2: State of the art 48-stall equestrian facility with Nelson automatic waterers and stall mats, irrigated mirrored riding arena, viewing deck, observation room. Main office with laundry room, 600-amp service with backup generator. Fire alarm system, private farriers shed, hay loft with custom designed hay feeders, feed room, men's & women's locker rooms and restrooms. Lounge with full kitchen. One-bedroom apartment efficiency with kitchen, full bath and electric FA furnace. 2 turnout pastures, 4 all-weather turnouts and outdoor arena. 40' x 60' steel maintenance building with heat, electric, concrete floor and 9-ton 2-post auto lift. Property has 1 water well and septic system. All situated on 18.1 acres. Parcel #26-214302. \$7,099 half year real estate taxes.

NOTE: Truly one-of-a-kind property with all kinds of opportunity! Open auction day starting at 10:30 AM. Parcels will be offered separate then together and will sell whichever way brings the most. Visit www.kikoauctions.com for full details.

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: Philip Garbo

