



Auctioneer/Realtor®
JACK W. KIKO
330-206-0174
jackkiko@kikocompany.com



Auctioneer/Realtor®
RICHARD T. KIKO JR.
330-455-9357 ext. 105
dkiko@kikocompany.com



330.455.9357 • kikoauctions.com



Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

Saturday – June 15, 2019 – 12:00 PM

Exciting Opportunity! Outstanding Horse Farm

4,250 SQ. FT. WESTERN STYLE HOME – 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 property bordering the Chagrin river. Home has large oak kitchen with dining area. First floor owner's suite. Formal dining room, large family room with exposed timber, vaulted ceiling, gas fireplace with massive stone wall and full bath. Sunroom with heated floors, full kitchenette and walkout to the large deck. Den with wood-burning fireplace with private home office. Second level has three bedrooms, full bath and walk-up 3rd level rec room. Two basements, one with walkout with two hot water boilers, 2 pressure tanks and backup generator. Beautiful covered porch. Home has limited gas per lease. Large 60 x 62 two-story barn with lean-to, workshop, storage areas and walk-up 2nd floor loft. 25 x 80 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. 75 x 45 party center building former camp hall has large covered porch, large dance hall, full kitchen, two efficiency apartments, wood-burner/gas FA furnace. Three-bedroom guest house with kitchen, round stone fireplace, full bath, gas FA furnace with central air. 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, 12ft. wide aisle, irrigated mirrored 100 x 200 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 with kitchen, full bath and electric FA furnace. 2 turnout pastures, (4) 80 x 40 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.kiko-auctions.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. Property to be offered as a Multi Par auction and sold whichever way it brings the most.

AUCTION BY ORDER OF: Philip Garbo

