



Auction #2



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Explore Your Options

AUCTION

LEADING THE INDUSTRY SINCE 1945

WEDNESDAY – AUGUST 7, 2019 – 5:30 PM

Rare Opportunity Presents!

Auction #1 Features 65 Acres In 8 Parcels
10-Acre Hobby Farm – 3,063' Of Road Frontage On 2 Roads
Auction #2 Features A 1,632 SF Colonial Home
Lake Twp. – Lake Schools

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

1820 LAKE CENTER ST. NW, UNIONTOWN, OH 44685

Directions: From Hartville, OH take Market Ave. south of RT 619 to Lake Center St. and turn west to auction. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed.



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AUCTION #1: Real estate features 65 acres offered in 8 parcels. 3,063' of road frontage on Lake Center St. and Hoover Ave. Home has a large covered porch, nice kitchen with oak cabinets, granite countertops, and appliances. Main-floor laundry, half bath, main-floor bedroom, and living room. Second level has 2 bedrooms and large bathroom. Divided walkout basement with modern gas FA furnace and updated 100-amp breakers. Nice 24'x48' insulated pole building with 14' overhead door and gas Reznor heater. 34'x48' bank barn. Home and outbuilding have been very well maintained with updates including steel roofing, siding, and septic tank. Offered in 8 parcels and as an entirety, selling whichever way brings the most.

PARCELS DIVIDED AS FOLLOWS:

PARCEL #1: Home, outbuildings, and improvements on 10.72 acres with 264' of frontage. Currently rents at \$800/month, please don't bother the tenant.

PARCEL #2: 5.02 acres of land with 425' of frontage on Lake Center.

PARCEL #3: 6.68 acres of land with 536' of frontage on Lake Center and 553' frontage on Hoover.

PARCEL #4: 5.01 acres of land with 255' of frontage on Hoover.

PARCEL #5: 5.80 acres of land with 205' of frontage on Hoover.

PARCEL #6: 5.81 acres of land with 205' of frontage on Hoover.

PARCEL #7: 13.28 acres of land with 320' of frontage on Hoover.

PARCEL #8: 12.49 acres of land with 300' of frontage on Hoover.

AUCTION #2 (WILL NOT BE COMBINED WITH AUCTION #1) – 11384 HOOVER AVE., UNIONTOWN, OH:

Real estate features a 1,632 SF colonial home built in 1993. Home has a kitchen with appliances, white cabinets and laminate floors, formal dining room, living room with fireplace, main-floor laundry, and half bath. Second level has an owner's suite with a full walk-in bathroom that has been recently updated, 2 additional bedrooms, and a full bath. Divided basement with rec room or possible fourth bedroom and gas FA furnace w/ CA. Attached 2-car garage and nice rear composite deck with farm field views.

NOTE: Visit www.kikoauctions.com for full details. Open auction day for inspection at 4:00 PM. All sells from 1820 Lake Center St. Rare opportunity to buy a nice 5-13 acre building tracts in Lake Schools.

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.

