



AUCTION

Realtors • Auctioneers • Advisors

LEADING THE INDUSTRY SINCE 1945

TUESDAY – JULY 21, 2020 – 12:00 PM
REAL ESTATE SELLS AT 12:30 PM

“Trails End Motel”

5 RENTAL ROOMS PLUS RESIDENCE – 2-ACRE COUNTRY SETTING

Owned Since 1965 – Blacktop Circle Drive - Possible Uses: Motel – Triplex – Family Home
Live & Online Bidding On The Real Estate - Madison Twp. – Columbiana Co., OH – Beaver LSD
Also Selling: Antiques – Jewelry – Cookie Jars – Furniture – Mower

Absolute auction, all sells to the highest bidders. Location:

12156 SR 45, LISBON, OH 44432

Directions: From Lisbon, OH/RT 30 take SR 45 south 4 miles to address. Watch for KIKO signs.



Information is believed to be accurate but not guaranteed. KIKO Auctioneers

800-533-5456 | kikoauctions.com



Parcel #40-00033.000 features a clean 1-story motel. 5 rental rooms each with a full shower bath, window AC units, and some have kitchenettes. Property also includes a nice owner residence with kitchen, living room/office, full bath, bedroom, and family room. Home has a full basement w/ laundry, LP gas furnace, roof is approx. 6-8 years old, well & septic (county water at street). Great income potential. Many past renters stayed through the decades. Weekly rental rates are \$140/week and \$35-\$45/day. Expenses are approx. \$3,000/year for gas, \$400/year for trash, \$1,300/year for insurance, \$1,032/year for property taxes, \$800/year for Direct TV, \$1,800/year for electric. Beaver Local Schools.

NOTE: Call George Kiko, 330-418-1095 for help with financing. Shown by appointment! Come prepared to buy! Name of motel does not transfer.

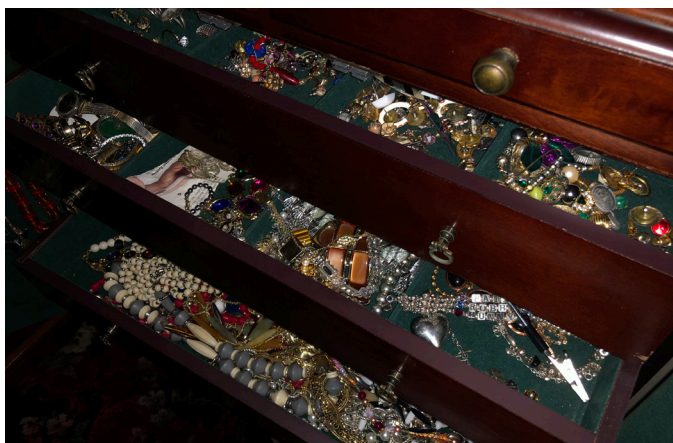
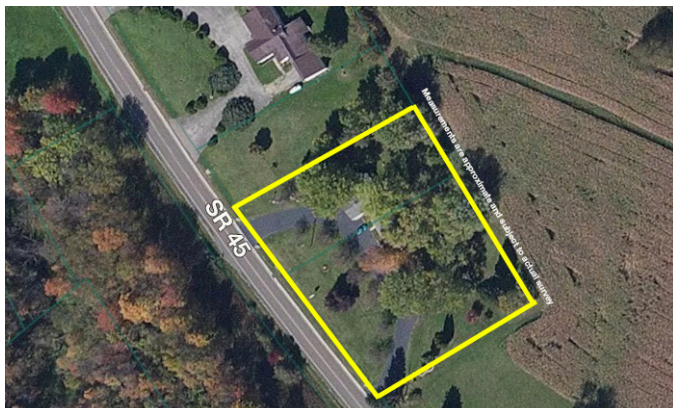
TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as an entirety and not to be offered in separate parcels.

ANTIQUES – FURNISHINGS: Costume jewelry – Jewelry chest – Jewelry boxes – Large oval marble-top table – Concrete yard items/figures – Clock-top table – Grandfather clock – Maple china cupboard – Mantle clock – Records – Salt & pepper shakers – Toothpicks – Art glass clowns – Kneehole desk – Cookie jar collection (approx. 25) – Tea cart – Pattern glass – Teapot – Nice lift chair – Early 2-door side table – Side chairs – Large ashtray – Maple double beds.

MOWER: Simplicity Broadmoor 22HP riding mower.

TERMS ON CHATELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or MasterCard accepted. 4% buyer's premium on all sales, 4% waived for cash or check. Information is believed to be accurate but not guaranteed. Multi par auction process may be used.

AUCTION BY ORDER OF: Lee Randolph



Auctioneer/Realtor®
GEORGE P. KIKO
330-418-1095
george@kikocompany.com



Auctioneer/Realtor®
RUSSELL T. KIKO JR.
330-495-0923
rustykiko@kikocompany.com

800-533-5456 | kikoauctions.com

