



TERMS ON CHATTELS: 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 when paid sale day. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

AUCTION BY ORDER OF: Rolling Acres Golf Club LLC



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AUCTION

LEADING THE INDUSTRY SINCE 1945

Realtors • Auctioneers • Advisors

SATURDAY - SEPTEMBER 26, 2020 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

Absolute Auction - 146 Acres

ATTN: LAND SEEKERS - FISHERMEN - HOME BUILDERS - INVESTORS & GOLFERS

To Be Offered In 9 Parcels- 2 Scenic Stocked Lake Parcels - Ideal Homesites
Farmland Parcels - Parcel With Home & Business - AKA Rolling Acres Golf Course

Troy Twp. - Ashland Co. - Mapleton School District

Online Bidding Available On The Real Estate

Also Selling: Kubota Tractors - 46 Yamaha Gas Golf Carts - Golf Course Equipment - Etc.

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

63 STATE ROUTE 511, NOVA, OH 44859

Directions: From Ashland, OH take SR 511 north 13 miles to auction OR from I-71 & I-76 take US 224 west approx. 22 miles to SR 511 then north 1.8 miles to auction. Watch for KIKO signs.



800-533-5456 | kikoauctions.com



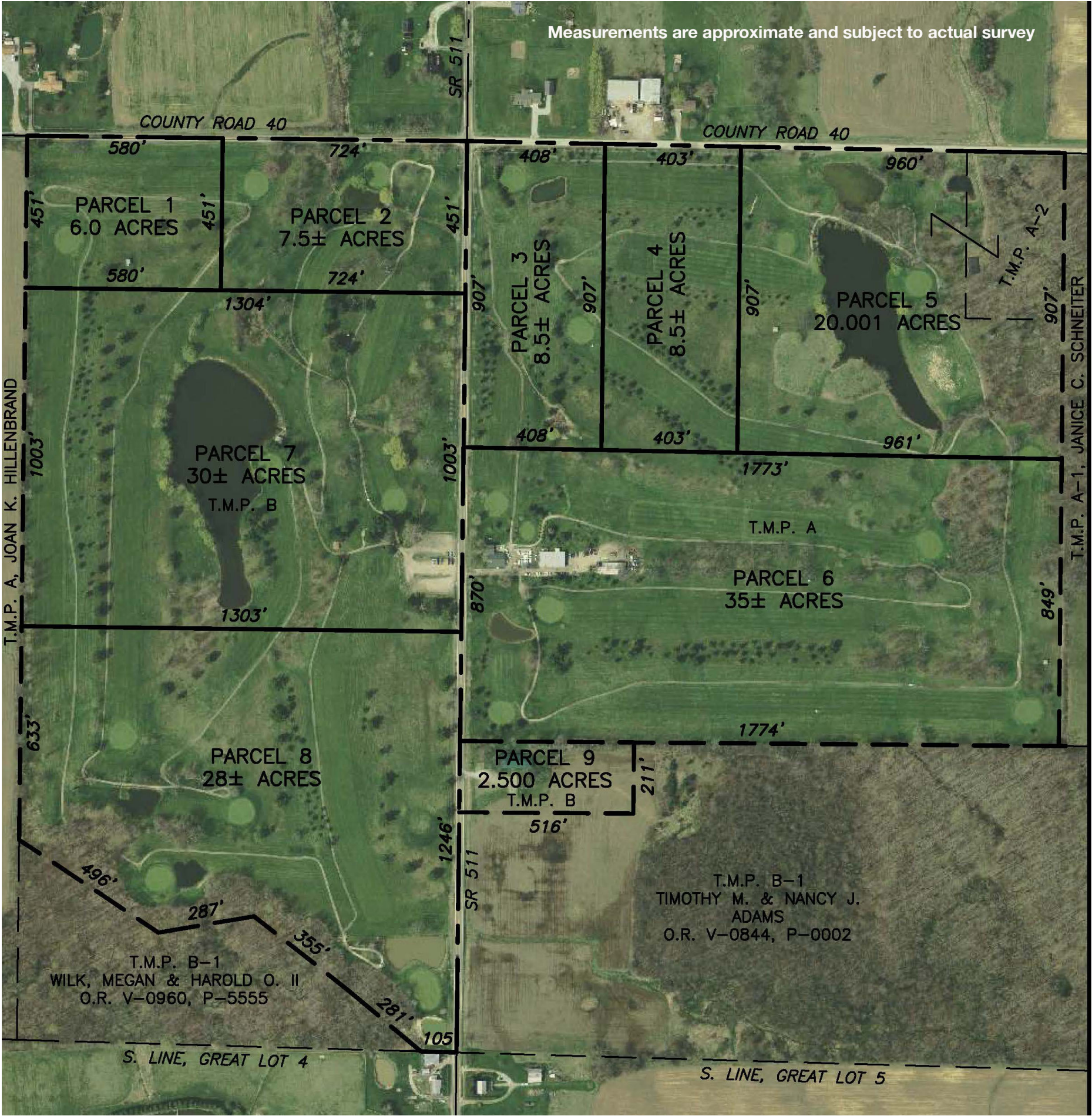
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Real estate features 146 acres gently rolling land, majority open land planted in grass with some stately trees. 2 very scenic stocked lakes plus other smaller ponds. Loads of road frontage. Improvements include a 3-bedroom, 2-bath century home with large family room. Home has public water and propane gas heat. Home ready for some updating and redecorating. Another building currently used as 80-person cap. country bar (D2X & D2 liquor license transfers) with stone fireplace, walk-in cooler, 40-ft. long bar, and his and her lavs. Ideal storage building or home office. Shop and machinery storage building and large picnic pavilion. If you're looking for nice country setting to build a home, own your own fishing hole or keep running an 18-hole golf course that's been in operation for 50 plus years. You decide!! Definitely an auction of opportunity.

- 146 ACRES TOTAL TO BE OFFERED AS FOLLOWS:**
- PARCEL #1:** 6 acres vacant land. 580 ft. frontage on County Rd. 40.
 - PARCEL #2:** 7.5 acres vacant land. Corner parcel, pond, stately trees, 724 ft. frontage on CR 40 and 451 ft. frontage on SR 511.
 - PARCEL #3:** 8.5 acres vacant land. Corner parcel, pond, stately trees, 408 ft. frontage on CR 40 and 907 ft. frontage on SR 511.
 - PARCEL #4:** 8.5 acres vacant land. Stately trees, 403 ft. frontage on CR 40.
 - PARCEL #5:** 20 acres vacant land. Scenic fishing lake, wooded area with old well and septic system from home that was removed, 960 ft. frontage on CR 40.
 - PARCEL #6:** 35 acres. Some stately trees, 3-bedroom home, bar/office, shop/machinery building, pond, 870 ft. frontage on SR 511.
 - PARCEL #7:** 30 acres. Scenic stocked lake, some stately trees, gravel parking lot, 1,003 ft. frontage on SR 511.
 - PARCEL #8:** 28 acres. Stately trees, pond, 1,246 ft. frontage on SR 511.
 - PARCEL #9:** 2.5 acres. 30x80 pavilion or storage building, frontage on SR 511.

NOTE: Parcels will be offered bidder's choice and then together and will sell the way it brings the most. Land is a good investment you can enjoy! Bank financing available to qualified buyers. 1 of the nicest Ashland County land auctions of 2020, better check it out! Stop in and walk land at your convenience. Call Peter for details.



TERMS ON REAL ESTATE: 15% 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 offered as a multi par auction and sold whichever way it brings the most.

EQUIPMENT: Kubota L3830 GST diesel 4x4 tractor with LA 723 front end loader, quick attach bucket, 3pt, PTO, rem. hyd., ROPS, 1,528 hrs. - Kubota MX5100 diesel tractor, 2 wh. drive, turf tires, 3pt, PTO, rem. hyd., ROPS, 2,950 hrs. - Ford NH3430 diesel tractor, 2 wh. drive, turf tires, 3pt, PTO, ROPS, rem. hyd. - Befco Cyclone 17-C50-FM 540 PTO, batwing 12 ft. working width finish mower - Husqvarna M-ZT, 61 inch, zero turn, 24HP Kaw., 1,390 hrs. - (7) Toro greens mowers, some 3WD, gas or diesel, plus attachments - Toro 4500D Groundsmaster, 4WD, hyd. lift, 4,537 hrs. - JD 7700 precision cut mower, 2 wh. drive - Ryan gas 7HP sod harvester - Toro walk-behind green aerator - JD 1445, 4WD, diesel, 6 ft. front mower, (fire damaged) - JD 2500B 2WD greens mower - Foley commercial reel blade & bed knife sharpener - 500-gal. fuel tank on skids with Gasboy elec. pump, 200-gal. gravity fuel tank - Elec. stick welder - Torch set - parts washer - floor jack - bolt bins - grinder - drill press - battery charger.

GOLF CARTS - ETC.: (46) 2003 to 2011 Yamaha gas golf carts - 4 parts carts - 100s golf clubs - push club carts - etc.

KITCHEN EQUIP. - ETC.: RedHots electric griddle - ANSUL system - True sandwich prep cooler and worktop station - (3) cash registers - (2) chest freezers - washer and dryer - Gardall combo safe - Small combo safe - Back bar sink - (2) SS tables - Elec. deep fryer - Antique 22 ft. long National Shuffleboard Co. coin-op game - digital surveillance system - other misc. items.