



AUCTION

LEADING THE INDUSTRY SINCE 1945

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FRIDAY – NOVEMBER 20, 2020 – 1:00 PM

Hillyer Family Auction

24,000+ SF SUPERMARKET W/ GOOD PAVED PARKING ON 3 ACRES

Also Adjoining 33+ Acres Open & Wooded Land

Lake – Utilities Available On SR 45

Center Twp. – Columbiana Co., OH – Offered In 5 Parcels

On-Site & Online Bidding Available

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

7785 SR 45, LISBON, OH 44432

Directions: Take SR 45 just north of downtown to auction. Watch for KIKO signs.



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

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PARCEL #1: Features a good 24,000+ SF building used as a supermarket since it was built in 1968. Terrific exposure on SR 45. Large main room w/ good lighting, gas furnaces, central AC, offices, and restroom. New Firestone rubber roof in 2018 w/ 15-year warranty. Just recently vacated by Sparkle. Good asphalt parking. Brick & block exterior w/ loading docks to rear. Sits on approx. 3 acres with public utilities. Parcel #08-00270 and part of #08-01973. Adjoins parcel #2.

PARCEL #2: Approx. 14 acres wooded land w/ lake. Approx. 100' frontage on SR 45. Former bank drive-thru at front w/ new rubber roof 8 yrs. ago and older mobile home in decent shape. Parcel #08-00272 and #08-00272.001. Adjoins parcel #1, #3, #4, and #5.

PARCEL #3: Approx. 13.6 acres tillable & wooded land w/ lake. Approx. 1,100' frontage on Saltwell Rd. Lays real nice. Parcel #08-00269. Adjoins parcel #2 and #4.

PARCEL #4: Approx. 4.08 acres tillable & wooded land. Approx. 49' frontage on SR 45. Parcel #08-00271. Adjoins parcel #2 & #3.

PARCEL #5: Approx. 1.34 acres vacant land on SR 45 with high exposure. Utilities at SR 45. Parcel #08-01384 & #08-00111.

NOTE: Parcels will be sold separately and not offered together. Auction will be held at parcel #1 at the supermarket building. Maps in mailbox on-site or at www.kikoauctions.com. All mineral rights owned by sellers to transfer subject to any lease of record.

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 Separate Parcels and not to be offered as an Entirety.



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