

ONLINE ONLY AUCTION

STARTS: FRIDAY, OCTOBER 11, 2024 – 12:00 PM
ENDS: TUESDAY, OCTOBER 15, 2024 – 12:00 PM



2,728 SQ. FT.
BUILDING W/ THREE
ADJOINING LOTS

PREVIEW: FRIDAY, OCTOBER 4, 2024, 10:00 AM – 12:00 PM
& TUESDAY, OCTOBER 15, 2024, 9:00 AM – 12:00 PM

Former insurance office building features main level receptionist area and workspace with fireproof file cabinets. A divided conference area with half bath and storage room. Upstairs living area with separate entrance, four bedrooms, kitchen and full bath ready for updating. Gas forced air furnace, 200-amp electric breakers with Generac backup generator. Four lots included in the sale with average approx. lot sizes 50'x 200'. All owned mineral rights will transfer and the location is currently receiving gas royalties. Current half year taxes are \$271.47. Great potential for two or four units. Property has a class C inspection completed, contact auctioneer for further details.

For help with financing or additional information contact the auctioneers or visit www.kikoauctions.com.

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.



23080 CADIZ RD.,
FREEPORT, OH 43973



WILBUR BIRNEY
AUCTIONEER/REALTOR
330.317.4497
billybirney@kikocompany.com



JOSEPH GLIATTA
AUCTIONEER/REALTOR
330.771.4012
jgliatta@kikocompany.com

www.kikoauctions.com | 800.533.5456

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KIKO Auctioneers



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