



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – MARCH 15, 2022 – 12:30 PM
OPEN HOUSE: FRIDAY, MARCH 11, 2022 – 12:00-4:00 PM

Former Flour Mill On 3.3 Acres

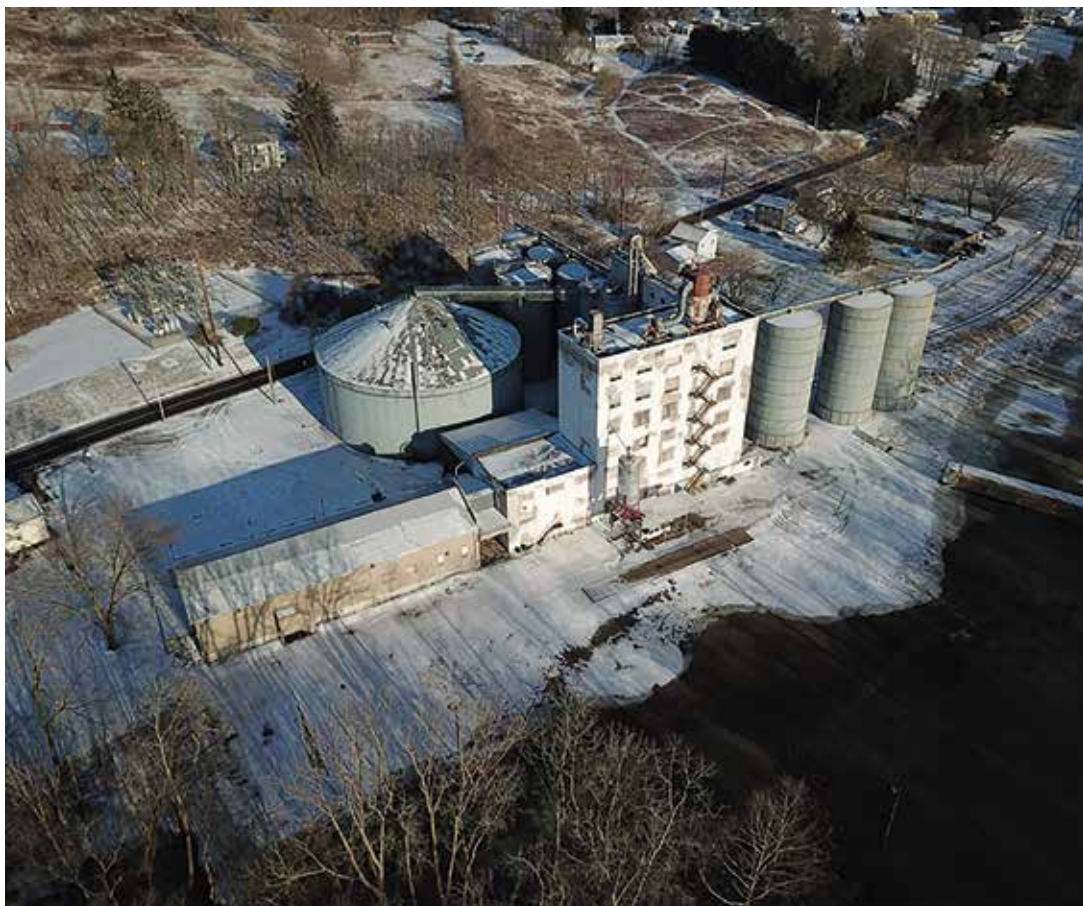
ON-SITE AUCTION WITH ONLINE BIDDING AVAILABLE

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

945 MILL RD., LOUDONVILLE, OH 44824

Directions: From SR 3/Washington St. & North Spring St. in Loudonville head north on Spring St. Follow for .7 miles to auction.

Watch for KIKO signs.



Real Estate: Former flour mill sits on 3.3+/- acres in the NW corner of Loudonville with very easy access for semi-trucks. This site includes a 122' X 38' timber frame steel-sided building with mix of office space and warehouse on ground level. Also, a full-length mezzanine above for added storage. Attached is a six-story concrete constructed building ideal for warehouse or manufacturing with approx. 20,000 sq. ft. floor space. It includes heavy 3-phase electric, cargo elevator, public utilities, 100 ft. semi-truck scale & over 250,000 bushel of grain storage. This property presents a rare opportunity for the right person. Literally hundreds of tons of salvageable steel to transfer with the real estate including bins, grain legs, conveyors, dozens of flour mills, heavy electric panels, spare parts & electric motors. Zoned industrial. Property will come with a new survey.



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.

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

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