



AUCTION

LEADING THE INDUSTRY SINCE 1945

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SATURDAY – JUNE 11, 2022 – 10:00 AM
REAL ESTATE SELLS AT 10:30 AM

Auction Opportunity

57-ACRE FAA DESIGNATED AIRPORT/IDENTIFIER (38D) KNOWN AS “SALEM AIR PARK LTD.” – NO ZONING – GOSHEN TWP. – MAHONING CO. - 3400’ BLACKTOP RUNWAY – 2700’ GRASS RUNWAY – 24 HOUR CC GAS SYSTEM - 62 HANGAR CAPACITY WITH LOADS OF ROOM FOR EXPANSION – 2007 9,900-SQ.-FT. COMMERCIAL CLEAR-SPAN STEEL BUILDING WITH HEAT/AIR – COMMERCIAL KITCHEN DINING & BANQUET ROOM – TWO SETS OF RESTROOMS TRAINING CENTER/OFFICE SPACE – ETC.

Also Selling Separate: Dump Truck With Plow – Zero-Turn Mower & Garden Tractor - Commercial Restaurant Equipment – Horse-Drawn Wagon - Forecart & Log Cart – Tools – Airport Memorabilia – Etc.

Due to health reasons, owner retiring, this real estate will sell at absolute auction, all sells to the highest

bidder on location: **11718 SALEM WARREN RD., SALEM, OH 44460**

Directions: Just north of Salem on St. Rt. 45 or Rt. 45 south of US Rt. 224. Watch for KIKO signs.



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

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Followed by restaurant equipment, trucks, tools, etc. Online bidding available for real estate only. Buildings shown by appointment only or open house on Friday, June 10, 1:00-3:00 PM. Brochure and details visit www.kikoauctions.com. Real estate maps at site or on the website. **Real Estate:** 9,900-sq.-ft. steel frame building, new 2007, with heat and air, 10' X 36' and 10' X 76' covered porches, restaurant with oak counter bar, dining area with airport view, commercial kitchen with exhaust system, 3 walk-in freezers/coolers stay with. Private banquet room, office area, and flight training room – handicap accessible restrooms – excellent condition – comm. sewage plant - private well - large blacktop parking – 10,000-gal. fuel tank with master 24-hour CC system. Original shop with Scissors auto door and workshop – numerous pole building hangars, some with heat. Approx. 62 hangars cap. rental with most rented. \$108,000 hangar rental income last year. Note: recent survey added 21 acres to original airport. No zoning. Main building easily adaptable to multitude of uses. Room to expand.

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.

Generator – Truck – Mowers – Wagon – Car Lift – Etc.: One-owner JD 4210 MFWD tractor, 60" comm. deck, turf, 3 pt., HST, 860 hrs – Lazer Z ExMark comm. 6' zero-turn mower with low hrs, platform rider – JD D120 100 series hydro, 14 hrs – 1994 Chevy Cheyenne 4X4 one-ton truck, 5 sp, 454, 8' dump & Myers snowplow, 16,421 act. miles, new at airport, never seen salt – Ackerman/Pioneer box wagon with benches, HD tongue and reg. tongue w/ Ski kit like new – Ackerman/Pioneer HD forecart & logging arch cart, both like new – new Eagle 8000XLT car lift, still in crate – nice oak antique 3 sec. & 2 sec. 30-drawer cabinets – Winco new never used PTO port. generator #50 PTO – Ground Master 455-D Toro with 11' rotary front mower – 8' steel lawn roller – JD WB 1332 snowblower, elec. start, heated grips, like new – shop press – jumper pack – stack toolboxes and tools – MVE XL 43/28 semen tank – pair Vassi new runway lights – reach-in sand blaster – ped. grinder – Hi-Line aircraft hardware fastener cabinets – parts cabinets – shelves – aircraft repair and maintenance manuals – loads items not mentioned

Quality Restaurant Equipment: True 2-door self-contained cooler - 4 bay food ss warmers – Vulcan 6-burner gas stove with 3' griddle – (3) gas 2 basket deep fryers – Jay 8' gas griddle – Manitowoc Ice maker very good – Hobart A-200 mixer – Hobart meat slicer – (2) Cres-Cor Roast N Hold over cabinets – lots of SS tables – warmers, carts – SS refrigerator cabinets – SS sandwich cabinet – 18 sq. oak dining room ped. tables and approx. 75 oak chairs – 10 round 5' folding tables – 75 stack dining room chairs – soup warmer – Suede-leather recliners – 7 oak custom-built airplane decorations – butter churn – loads SS pots – pans – inserts – utensils – wire racks – coolers – Bunn coffee and tea machines – cabinets – benches – wood model airplane fuselage decorations – collector platters – few antiques and collectibles

TERMS ON CHATTELS: Driver's license or State ID required to register for bidder number. Cash, Check, Debit Card, Visa, or Master Card 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.



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