



AUCTION

LEADING THE INDUSTRY SINCE 1945

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THURSDAY - MARCH 30, 2023 - 12:30 PM

Opportunity Presents!

**19+ ACRES WITH QUALITY BRICK OFFICE BUILDING –
SMALL LAKE & COMMERCIAL SEPTIC - VACANT LAND PARCELS
BLACK-TOP PARKING LOT - ZONED U1, RURAL
OFFERED IN PARCELS & AS UNIT – LOADS OF POSSIBILITIES
LIVE & ONLINE BIDDING
PERRY TWP. – LOGAN CO. - BENJAMIN LOGAN SD**

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

11177 TOWNSHIP RD. 133, WEST MANSFIELD, OH 43358

Directions: Take SR 47 east of Bellefontaine, OH or west of York Center to West Mansfield, OH and south on S. Main St. which becomes County Rd. 142 South to Twp. Rd. 133 and east to address. Watch for KIKO signs.



REAL ESTATE: EXCITING OPPORTUNITY! 19+ Acres with 7,900 sq. ft. turnkey brick office building ready for multitude of uses. Includes large, paved parking area with over 46 spaces. Overlooks gently rolling farmland. Many improvements. Great location. Loads of frontage.

**JOIN US FOR AN OPEN HOUSE
MONDAY, MARCH 27TH, 2:30-4:30 PM.**

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

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Real Estate to be offered as follows:

PARCEL #1: 8 acres with 7,900 sq. ft. brick office building with standing seam metal roof. Approx. 958' road frontage. Main level includes (9) offices, conference room, board room, kitchenette, (2) bathrooms, foyer and waiting area with vaulted ceilings and view of upper, glass walled solarium office space. Lower level includes (3) offices, conference room, training room, utility area, and separate entrance/exit to wraparound paved drive. Steel frame structure on poured wall foundation. Utilities include propane heat, 400-amp service, drilled water well, commercial septic, (4) zoned air handlers, and small pond.

Parcel 1 also features two entrances off of Twp Rd 133 and paved parking area with over 46 dedicated spots. Loads of potential. Could be used for business, private residence or both, you decide. Logan County Parcel #32-084-00-00-011-002

PARCEL #2: 5.2-acre vacant lot. Rolling land currently in hay. Approx. 363' road frontage. Could be setup for a variety of uses, maybe possible future homesite. You decide. Walk land at your convenience.

PARCEL #3: 6-acre vacant lot. Corners Twp. Rd. 133 and County Rd. 142. Approx. 993' total road frontage. Land lays real nice. Gently rolling. Could be setup for a variety of uses, maybe possible future homesite. You decide. Walk land at your convenience.

NOTE: Bank financing available to qualified bidders. Call auctioneer today to ask how you can use your current property to buy at this auction. Onsite and Online Bidding Available!

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 offered as a Multi Par auction and sold whichever way it brings the most.

Auction By Order Of: Heritage Cooperative, Inc.



Auctioneer/Realtor®
RANDALL L. KIKO
330-831-0174
randall@kikocompany.com



Auctioneer/Realtor®
PETE KIKO JR.
330-749-7898
pkiko@kikocompany.com

800-533-5456 | kikoauctions.com

