



AUCTION

LEADING THE INDUSTRY SINCE 1945

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**SATURDAY – AUGUST 21, 2021 – 10:00 AM
REAL ESTATE SELLS FIRST!**

Red Oaks Golf Course

120 ACRES – 18 HOLES – 3.5-AC. LAKE

Owners Retiring – Family Owned For 25 Years

Irrigated Fairways – Clubhouse & Banquet Room - Large Workshop – Pole Building – Free Gas
Offered In Parcels & Together!

Also Selling: 55+ Acres Land - Open & Wooded Parcels – Nice Elevation
Jefferson Co. – Wayne & Salem Twp. – Bloomingdale, OH

30+ Golf Carts – Fairway Mowers – JD Tractors - NH Skid Loader – Coolers – Ice Machine
JD Gators - Articulators – Fairway Irrigation Pump
Live & Online Bidding Available

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

40 TWP. RD. 203, BLOOMINGDALE, OH 43910

Directions: Take RT 22 east of Cadiz or west from Wintersville to SR 152 exit, go south to County Rd. 39,
then north approx. 5 miles to address. Watch for KIKO signs.



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



Auctioneer/Realtor®
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REAL ESTATE: 119.41 acres with a very nice 18-hole public golf course. Family owned and operated for the last 25 years. Irrigated fairways, well-manicured greens, and beautiful setting. Late 1800s home converted to clubhouse in the 1960s (originally called Forest Hills Country Club). Family purchased in 1996 and added 9 additional holes. Clubhouse has long service counter, food prep kitchen, and pro shop sales area. 2 bedrooms w/ full bath living quarters upstairs. Rear attached banquet room seating 125. Men's and women's locker rooms. Complete new steel roof 3 years ago. Large block workshop and equipment storage, concrete, electric, and steel roof 2020. Nice building. Large all steel clear-span storage building above workshop. Very scenic golf course with good tee placements, beautiful 3+ ac. lake, large stone walls, and complete cart paths. Pine, oak, and hardwoods along fairways. You'll like this property. Averaged over 15,000 rounds of golf in the last 2 years!

NOTE: 119.41-acre golf course to be offered in 5 parcels and as an entirety, selling whichever way it brings the most. Property divided as follows:

PARCEL #1: 25 acres with clubhouse, banquet room, apartment, and block workshop/equipment storage. Nice setting, blacktop parking, multitude of uses. Approx. 1,600+ ft. frontage.

PARCEL #2: 16.9 acres open land with steel frame clear-span steel sided storage barn. 530+ ft. frontage on CR 39.

PARCEL #3: 17.1 acres open land. Lays very nice. 530+ ft. frontage on CR 39.

PARCEL #4: 42.5 acres hideaway land, beautiful 3+ ac. lake, stone walls, pine & shade trees. 560' frontage.

PARCEL #5: 19.2 acres land with 650+ ft. frontage. Scenic pond with nice setting for a home!

NOTE: Parcels #1-#5 will be offered separate and together, selling whichever way brings the most.

ALSO SELLING: 55+ acres tillable and wooded parcels across the street. Land offered as follows:

PARCEL #6: 15 acres open land. Mostly tillable and lays very nice with 590 ft. frontage on CR 39 and 371 ft. on Twp. Rd. 203.

PARCEL #7: 15.7 acres land. Approx. 583 ft. frontage on CR 39. Nice tillable land, 2 fields with tree lines, and small ravine. Easy access with current oil well drive.

PARCEL #8: 16 acres mostly open land. Gradual slope up from the road and small wooded area in the back. Lays very nice. Approx. 621 ft. frontage on Twp. Rd. 203.

PARCEL #9: 8.5 acres land. Mostly wooded. Approx. 341 ft. frontage. Adjoins parcel #8. Nice setting here!

NOTE: All acreages are approximate and subject to actual survey. Walk this land at your convenience. Maps on location!

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.

EQUIPMENT: Selling after the real estate. Live & online bidding available. Approx. 30 Club Car golf carts (models '02-'07) - 2 JD 870 tractors - JD gas turf Gator, 1,376 hrs. - NH LX865 skid loader, 2,058 hrs., with bucket and pallet forks - JD 503 brush hog - 4 Jacobsen LF1880 4WD fairway mowers, 1,700 hrs. up to 2,800 hrs. - NEMA FC85 50HP irrigation pump, purchase new last year - '02 Club Cart w/ bed - '03 Club Cart w/ lights - Gas 4-cyl. woodchipper - 2 articulators - (2) 8400 National mowers - Toro Sand Pro w/ new engine - Toro 200-gal. sprayer - 3pt blade - Golf cart parts - Picnic tables - 200- & 350-gallon fuel tanks - Jacobsen diesel Greens King IV, 4,600 hrs. - Yamaha bed cart - Tables & chairs - Like-new washer & elec. dryer - Etc.

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

ONLINE TERMS: Visa, MasterCard & Wire Transfer accepted. 10% buyer's premium on all sales. Information is believed to be accurate but not guaranteed. Multi Par auction process may be used.

NOTE: Great opportunity here! Better take a look! Call George Kiko, 330-418-1095 for financing.

AUCTION BY ORDER OF: Red Oaks Golf Course LLC, the Hone Family