



AUCTION

LEADING THE INDUSTRY SINCE 1945

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TUESDAY – NOVEMBER 9, 2021 – 12:30 PM

Rosebud Mining Co. Office & Warehouse

BEAUTIFULLY UPDATED OFFICE SPACE IN DOWNTOWN CARROLLTON, OH – OFFICE WITH ATTACHED TWO-STORY BUILDING PLUS 40 X 80 BLOCK WAREHOUSE GARAGE & 36 X 47 BUILDING WITH OFFICE & WORKSHOP – OFFERED IN THREE PARCELS, SEPARATE & TOGETHER

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

95 N. LISBON ST., CARROLLTON, OH 44615

Directions: SR 9 north of the square in Carrollton. Watch for KIKO signs.

SALE #1



SALE #2



SALE #3



Online bidding available.

Parcel #1: Main office building: 5,800 sq. ft. - fronts on Lisbon St. and has a very nice brick front, been completely remodeled into office space, front reception area with counter. High-tech conference room with screen and wet bar. His and her restrooms. 6 private offices, large map and workroom with kitchenette plus rear open office with cubicles. Beautiful oak woodwork, 6-panel doors, and high-quality upgrades throughout the office space. Cat 5 wiring, server room, camera system, and key fob entry. 3 FA furnaces and central air. The attached two-story building, former furniture store, 3,600 sq. ft. each level plus basement and boiler heat that has always been serviced. Open concept on the first and second floors. Gravel parking directly behind plus municipal parking.

Parcel #2: 15-course block storage building (40X80) with concrete floor, OH door and man door – on two lots
Parcel #3: 36 X 47 block building with office, workshop, roll-up doors and storage and restroom that is currently rented. Large gravel parking area.

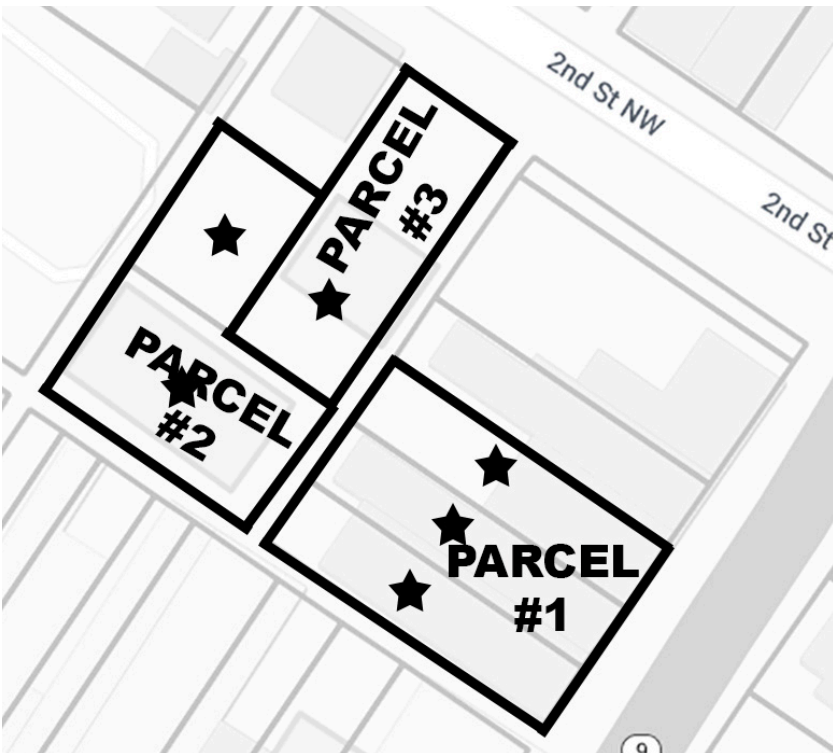
Information is believed to be accurate but not guaranteed. KIKO Auctioneers

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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: Rosebud Mining Company



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