

# ABSOLUTE AUCTION

FRIDAY, OCTOBER 3, 2025, 12:00 PM  
ONSITE AND ONLINE BIDDING AVAILABLE



REAL ESTATE



## PROPERTY FEATURES.

- 3,000+ SF Of Buildings On 3 Acres
- Corner Lot On State Route 14
- Close To Berlin Lake
- No Zoning
- Multitude Of Uses

After long debate and 10 successful years in the car business, John & Amy are retiring. From the bottom of their hearts, they wish to thank the entire community for the love and support that they have showed them the last 10 years. It was not an easy decision, but it is time for them to enjoy the little things in life, spend more time traveling, and time with family. They are excited and nervous to start this new chapter of their life and hope the new owners enjoy and thrive at this property as much as they have.

Thank You and Good Luck, John & Amy.

## EZ MOTORS, LLC RETIREMENT AUCTION Opportunity Knocking

Portage County, Deerfield Township

911 STATE ROUTE 14,  
DEERFIELD, OH 44411

[www.kikoauctions.com](http://www.kikoauctions.com) | 800.533.5456

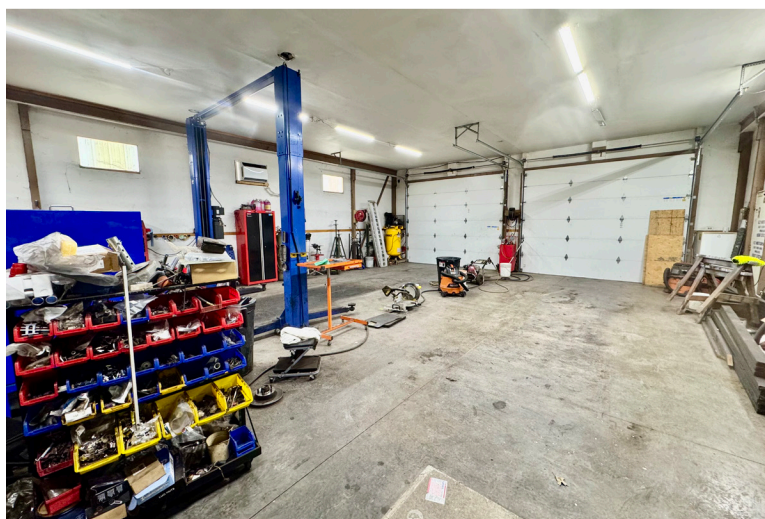
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Scan for auction  
details, including  
directions.

Absolute Auction.  
All sells to the  
highest bidders  
on location.





Portage County parcel #08-028-00-00-054-000. Great opportunity to own a 3,000+ sq. ft. of buildings situated on a 3.102-acre corner lot. This township has no zoning, which means its open to a multitude of different uses. Loads of traffic on SR 14 heading past Berlin Lake is all FREE advertising. There is approx. 760' frontage on SR 14 and approx. 530' frontage on Bandy Rd.

See below for building specs.

- Main office/showroom is approx. 18'x38' having a front entrance, lounge area, office space, kitchenette, half bath, and LP gas furnace.
- Shop/workshop area is approx. 18'x50' with LP gas heat, pellet burner stove, 6'x12' overhead door and man door leading to the rear bullpen.
- Bullpen/Outdoor Storage with large outside access gate is approx. 40'x40'. Half is a covered lean-to making it ideal for secure vehicle, equipment or trailer storage
- 2010 32'x40' pole building fully insulated with two 12'Wx10' overhead doors, 2 years old. 12' ceilings and a window A/C unit keeps it cool.

**Auctioneers Note:** What a great property with loads of potential. From landscapers, storage, retail or car lot this property won't disappoint. Lots of

endless opportunities to create your own business. The property has its own water well and septic inspected yearly, and the real estate half year taxes are \$1,279.35.

Building will be open auction day starting at 10:00 AM or call Jeff Kiko for a private tour. Please respect EZ Motors, LLC as they are still running their business.

**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.



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AUCTIONEERS  
ADVISORS

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