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LEESVILLE LAKE HOME, BUILDING LOTS & ESTATE AUCTION

8064 Pinoak Drive, Carrollton, OH 44615

Carroll County • Conotton Valley Union Local School District

Michael C. Patterson Estate Auction

Wednesday, August 19, 2026

Chattels Sell at 5:00 PM • Real Estate Sells at 6:30 PM

Real Estate For Sale at Live Auction



OPEN FOR INSPECTION: TUESDAY, AUGUST 11 • 5:00–7:00 PM

Real Estate: 1.88± acres offered in 4 tracts including a 3-bedroom handyman home, attached garage, detached garage, storage shed, and 3 building lots

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Cronebaugh Auction & Realty LLC | 410 S Fairview Ave REAR, Dover OH 44622

LEESVILLE LAKE PROPERTY SELLS AT 6:30 PM

Looking for a home for sale in Carroll County, Ohio with room to improve, invest, or build? This unique real estate auction in Carrollton, Ohio offers an opportunity to purchase a country property with four total tracts, including a fixer-upper home, outbuildings, and three separate building lots near Leesville Lake.

Property highlights include:

- Approximately 5 miles to the Leesville Lake North Fork Marina and public boat launch
- 1.88± acres offered in 4 individual tracts and as a combined parcel
- 3-bedroom, 1-bath handyman home + 0.7 acres
- Attached garage
- Detached garage
- Three individual building lots - 0.2 to 0.35 acres each
- Quiet country setting
- Near Leesville Lake recreation
- Conotton Valley Union Local School District

Auction Tracts

- Tract 1: Handyman home with attached garage, detached garage, and storage shed on .7 acres.
- Tracts 2–4: Three individual building lots ideal for a new home, cabin, or private country getaway, 0.2 to 0.35 acres each
- Combination Offering: Following the individual tract bidding, the property will be offered in its entirety, allowing buyers another opportunity to purchase the complete 1.88± acres.

PERSONAL PROPERTY BEGINS AT 5:00 PM

FARM & OUTDOOR EQUIPMENT

Terramite TC5 gas tractor with loader and backhoe (runs), Kaufman 16' landscape trailer, 4' rotary mower, lawn trailer, 3-point 5' box blade, 3-point 4' finish mower, 3-point 6' rear blade, Craftsman roto tiller, Huskie 22-ton log splitter, Fimco VSC 12-volt ATV poly spinner broadcaster, gas-powered post hole auger, like-new Husqvarna front-mount snow blower.

SHOP EQUIPMENT & TOOLS 36" metal lathe, Eastwood MIG 135 welder, Miller Thunderbolt 225-volt welder, Lincoln Pro Core 100 wire welder, Emglo air compressor, Graco airless paint sprayer, sandblaster, Makita table saw, Makita 10" miter saw, Delta 16" scroll saw, electric chop saw, portable miter saw stand, Troy-Bilt 6,200-watt generator, heavy-duty steel shelving, aluminum truck toolbox, folding aluminum ATV ramps, hand carts, log chains, tire chains.

BICYCLES & RECREATION Catbike Trail recumbent trike, Sun Seeker EZ Sport recumbent bicycle, Jamis Citizen 2 tandem bicycle, Big Game tree stand, guitars.

HOUSEHOLD & MISCELLANEOUS Sentry 10-gun safe, 20" electric range, exercise equipment, furniture, miscellaneous electronics, shop items, and household goods.



REAL ESTATE TERMS: Real Estate to sell on CONFIRMATION of the Sellers. 10% NON REFUNDABLE deposit due day of auction with balance due at closing. NO CONTINGENCIES will be added and there is no buyers premium on this auction. All inspections should be completed prior to bidding at the bidder's expense. All information is deemed from reliable sources but are not warranted in any way. All announcements day of auction take precedence over any previous advertising.

PERSONAL PROPERTY TERMS: 4% Buyers Premium Waived for Cash or Check with Positive ID. All announcements day of Auction take precedence over any previous advertising.

AUCTION BY ORDER OF: Michael C. Patterson Estate, Thomas E Patterson, Administrator, Carroll Co. Case# 20261020

Cronebaugh Auction & Realty, LLC, Auctioneer/Realtor: Steve Cronebaugh, Auctioneer Steve Wengerd
Broker: Sarah Kneuss



Selling at Auction – Don't Miss This Opportunity

Contact us for Details! 330-295-2195

**BUY & SELL REAL ESTATE BY
AUCTION OR TRADITIONAL.**

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Confirmation
8064 Pinoak Dr. SW
Carrollton, Ohio 44615
Real Estate Auction
Wednesday, August 19, 2026 5:00 PM

TERMS: 10% NON-REFUNDABLE deposit due day of auction. Balance due at closing on September 23, 2026. All inspections should have been completed prior to bidding and NO CONTINGENCIES will be added to the contract. Acreage and frontage amounts, including lot markers are approximate and subject to final survey and all sell "as is." All information contained herein is derived from sources believed to be accurate but not warranted.

Sale Order Addendum

Property will be offered first in parcels. We will hold these bids and then offer the property in its entirety. To be considered to sell in its entirety, the total of all parcels must be raised by 1%.

	Total	Defend Position
Tract 1: 2 Lots w/ Home & Garage (.70 acres)	\$_____	\$_____
Tract 2: vacant land (.35 acres)	\$_____	\$_____
Tract 3: vacant land (.326 acres)	\$_____	\$_____
Tract 4: vacant land (.39 acres)	\$_____	\$_____
Total of individual parcels	\$_____	\$_____
Combination Parcels 1-4: approx. 1.88 Acres	\$_____	

DEFEND YOUR POSITION:

If the property is combined following the parcel bidding, each parcel buyer will be given one opportunity to raise the bid on their parcel only. The parcels will not be reopened to everyone, only those who held the parcel prior to the combination. The total of the bids must be raised by 1% of the combined total.

Total of individual parcels after Defend Your Position \$_____

After Defend Your Position with the parcel bidders, the property is opened as its entirety to any and all registered bidders. The total must be raised by 1% of the defend your position parcel totals.

Final Combination Parcels 1-4: approx. 1.88 Acres \$_____

IMPORTANT REMINDERS:

- ❖ NO Buyers Premium
- ❖ Buyer assumes responsibility for the appraisal gap, if any.
- ❖ Buyers will pay \$750/parcel survey if sold in parcels.
- ❖ Oil, gas, mineral or royalties transfer.

Seller's Initials _____ Date _____
Seller's Initials _____ Date _____

Buyer's Initials _____ Date _____
Buyer's Initials _____ Date _____

Summary of Auction Terms & Conditions

This Summary of Auction Terms and Conditions is not intended to address every provision of the Auction Purchase Agreement; rather it is a limited summary of certain important terms and conditions governing real estate auctions conducted by Cronebaugh Auction & Realty, LLC.

- ❖ Inspections: Any desired inspections of the property must be completed prior to bidding. The closing of the transaction is not contingent upon any inspections after the date and start time of the auction. The property sells in its present physical condition, "AS IS."
- ❖ Deed: Sellers will provide to Buyer a general warranty deed (or fiduciary deed, if appropriate) to the property, subject only to the permitted exceptions, as provided in the Auction Purchase Agreement. Buyer will pay the CAUV tax recoupment, if any, due and payable after the closing.
- ❖ Escrow: The escrow agent/title agent shall be chosen by the Seller, unless, as a condition to Buyer's loan, Buyer's lender requires use of a different Escrow Agent, in which case the Escrow Agent shall be chosen by Buyer's lender. Seller, through Escrow Agent shall provide an Owner's Policy of Title Insurance in the amount of the purchase price. Seller shall pay the cost of the title search, deed preparation, and county conveyance fees. Seller and Buyer shall each pay one-half of the escrow agent's standard closing fees. Seller and Buyer shall each pay one-half of the commitment fee and premium for an Owner's Policy of Title Insurance. Buyer shall pay any additional costs, including, without limitation, the cost of a loan policy, title endorsements, location survey or other items required by Buyer or Buyer's lender. Cronebaugh Auction & Realty, LLC. advocates the use of title insurance in all real estate transactions.
- ❖ Acreage: The acreage comprising the property, dimensions of the property and road frontage amounts, including lot markers, are approximate and subject to final survey, if required.
- ❖ Deposit: Buyer shall deposit with Cronebaugh Auction & Realty, LLC. on the day of the sale, in immediately available funds, a deposit in an amount equal to 10% of the purchase price. The deposit is non-refundable. By bidding at the auction, Buyer acknowledges that its obligations under the Purchase Agreement will not be contingent on obtaining financing and Buyer represents to Cronebaugh Auction & Realty, LLC. and Seller that it either has cash or is approved for a loan in the amount sufficient to discharge any payment obligations it incurs at the auction. In the event that Buyer does not close in compliance with the terms of the Auction Purchase Agreement, the entire deposit shall be forfeited and paid to the Seller as damages in addition to other remedies Seller may be entitled to at law or equity.
- ❖ Buyer's Premium: A buyer's premium is not charged nor collected.
- ❖ Indemnity: Buyer and Seller mutually agree to indemnify and save harmless Cronebaugh Auction & Realty, LLC, their employees, agents, directors, and officers from and against any claim, demand, cost, damage, expense or liability arising from, or in any way related to, the auction including without limitation the provision by Buyer or Seller of any incorrect information or seller's failure to disclose any information related to the Property, whether or not known by the Seller at the time of the execution of the Auction Purchase Agreement. This clause shall survive the Closing of the transaction and transfer of title to the property.
- ❖ No Broker Representations: Buyer and Seller acknowledge they are obligated to conduct their own due diligence relative to the property and may not rely upon any such statements of Cronebaugh Auction & Realty, LLC. The property sells subject to any announcements made on the day of the sale.
- ❖ Fair Housing Statement: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to do so discriminate in advertising the sale or rental of housing, in the financing of house, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.

Buyer has read, understands, and agrees to the above-mentioned terms and conditions.

Buyer

Signature:

Date:

Signature:

Date:

Seller has read, understands, and agrees to the above-mentioned terms and conditions.

Seller

Signature:

Date:

Signature:

Date:

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