



BUY & SELL REAL ESTATE BY  
AUCTION OR TRADITIONAL.

*We do all the work so you  
don't have to!*

LEARN MORE ON OUR WEBSITE



## KEIM REAL ESTATE & CHATTELS AUCTION

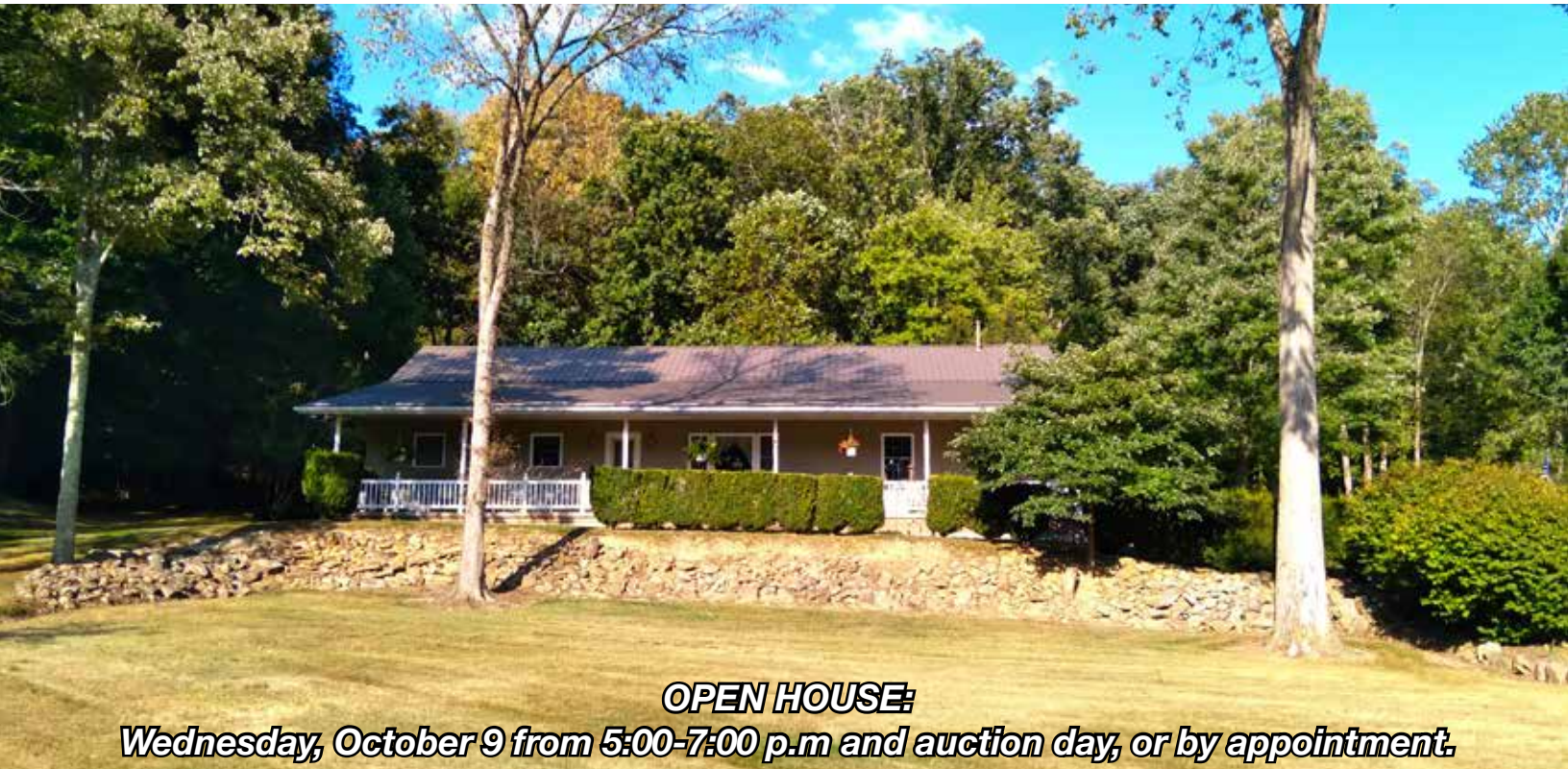
**Saturday, October, 19, 2024**

**Chattels 9:30 a.m | Real Estate 12:00 p.m.**

## PRISTINE MOVE IN READY HOME ON 2.8 ACRES

**5131 Cherry Run Rd NW  
Strasburg, OH 44681  
TUSCARAWAS COUNTY**

*DIRECTIONS: from US-250 turn onto 9th St SW, turn left onto Winfield Strasburg Rd, continue on Cherry Run Rd (CR 98), stay right onto Cherry Run Rd, home is on the right*



***OPEN HOUSE:***

***Wednesday, October 9 from 5:00-7:00 p.m and auction day, or by appointment.***

Outstanding, well maintained property with 3 BR, 3BA home plus finished climate controlled log cabin and beautiful landscaping, ready to move in and make it your new home.

Selling clean, quality household, John Deere Utility Tractor with implements and other outdoor items.

**www.CronebaughAuctions.com • Auction Zip ID # 21154**

Cronebaugh Auction Service LTD. | 410 S Fairview Ave REAR, Dover OH 44622



Impressive and immaculate home and property! This piece of real estate is truly a treasure and a must see! 5131 Cherry Run Rd is country living at its finest yet close to interstate access. Home and property have been meticulously maintained. One floor living with three bedrooms, three full bathrooms and an attached garage. Open concept living, the kitchen and dining room are open to each other while the step down living room is right off the dining room area. The primary bedroom has a full bathroom attached. A spacious utility room offers washer and dryer hook up and makes a great place for a mud room. A large



wooden deck on the back side of the house overlooks the beautifully landscaped gardens and wooded areas of this 2.8 acre property. A stunning log cabin outbuilding with electric, air conditioning, and a heat source is located near the home. The cabin is perfect for a workshop or an outside getaway. This home and property has so much to offer and is move-in ready! Make 5131 Cherry Run Road your forever home.

## TRACTOR, MOWERS DUMP TRAILER

John Deere 1023E utility tractor 4wd, loader bucket, 426 hrs, Very well maintained, 8 suitcase weights and bracket, Craftsman Excellerator GT riding mower with snow plow and tire chains, deck, bagger and Kohler 26hp engine, Husqvarna TS 354XD riding tractor 147hrs, Kawasaki FR730V engine, Moritz mod.DLB5-8 single axle dump trailer, very nice frontier RT1149 tiller, large lawn roller, Winco pto driven generator, Craftsman 150 psi 33 gal. air compressor. Craftsman front tine tiller, small pull type sprayer, small pull type lawn spreader, pull type aerator.



**MISC ITEMS:** 2 Lifetime picnic tables, decorative outhouse, shooting bench, wheelbarrow, gardening shelf, Craftsman gas powered hedge trimmer, Stihl MS 290 chainsaw, Aluminum ramps, Live traps, deluxe swivel blind chair, several coleman lanterns

*This is just a brief list, more household and miscellaneous items will be added.*





**REAL ESTATE TERMS:** House 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.

**CHATTEL TERMS:** 4% Buyers Premium Waived for Cash or Check with Positive ID. No buyers premium on this auction. All announcements day of Auction take precedence over any previous advertising.

**AUCTION BY ORDER OF:** Gary and Ada Mae Keim

**AUCTIONEER/REALTOR:**

Steve Cronebaugh, 330-243-6574

Bob Hall, 330-440-1005

**BROKERS:** M. Kay Barnett 330-339-1196

Visit the website for more details on this auction and others.



**STEVE CRONEBAUGH**

Auctioneer / Realtor®  
330-243-6574  
scronebaugh@gmail.com



**BOB HALL**

Auctioneer / Realtor®  
330-440-5923  
lvbrave52@yahoo.com



**SARAH KNEUSS**

Associate Broker  
330-243-1108  
sekneuss@yahoo.com



**JAY DAVIS**

Auctioneer  
740-294-0524  
jaydavisauctions@gmail.com



[www.CronebaughAuctions.com](http://www.CronebaughAuctions.com) • Auction Zip ID # 21154

Cronebaugh Auction Service LTD. | 410 S Fairview Ave REAR, Dover OH 44622

