



**STEVE  
CRONEBAUGH**  
Auctioneer / Realtor®  
330-243-6574  
Steve@cronebaughauctions.com



**KATHY PIETRO**  
Realtor®  
330-204-1564  
Kathy@kathypietro.com



# COUNTRY HOME ON 1 ACRE

**7538 Wolfes Crossing Rd SE, Gnadenhutten, OH 44629**  
Tuscarawas County • Indian Valley Schools

**Selling at Auction Wednesday, April 29 at 6 p.m.**



**REAL ESTATE AUCTION**

PROPERTY LINES ARE APPROXIMATE

**OPEN FOR INSPECTION:**  
Wednesday, April 15, 2026 | 5:00–7:00 PM

- Ideal for first-time buyers, investors, or anyone looking for a project!
- Home with solid structure and excellent potential
- Property sells as-is at auction
- Bid your price – don't miss this opportunity!



[www.CronebaughAuctions.com](http://www.CronebaughAuctions.com) • 330-295-2195

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

## GNADENHUTTEN HOME ON 1 ACRE UP FOR AUCTION

Opportunity awaits with this 2-bedroom home situated on a 1.00-acre lot in a quiet rural setting. Selling at auction, this property offers a peaceful country location and is ideal for buyers looking to add their personal touch and build equity.

The home features a functional layout with solid potential but is in dated condition, making it a great candidate for updates, renovation, or investment. With some improvements, this property could truly shine as a starter home or income-producing property. Take advantage of this auction opportunity to bid your price and secure a property with upside potential.

Outside, the property includes a 25' x 30' detached two-car garage, perfect for vehicles, storage, or workshop space, along with a 12' x 20' storage shed for additional storage. The 1.00-acre lot provides ample space for outdoor activities, gardening, or future expansion.

### Property Highlights:

- 2-bedroom home with renovation potential
- 1.00-acre lot in a peaceful rural setting
- 25' x 30' detached 2-car garage
- 12' x 20' storage shed
- Ideal for first-time buyers, investors, or those seeking a project

**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.

**AUCTION BY ORDER** of Estate of Thelma J Boitnott, Theodore R Boitnott Jr, Executor, Probate Court #2026 ES 63125

Cronebaugh Auction & Realty, LLC

The Barnett Realtors, Inc.

Brokers: Sarah E Kneuss and M. Kay Barnett

**Join us on Auction Day and be prepared to Bid!**

### Contact us for Details!

Auctioneer/Realtor: Steve Cronebaugh 330-243-6574

Listing Realtor: Kathy Pietro 330-204-1564



BUY & SELL REAL ESTATE BY  
AUCTION OR TRADITIONAL.

LEARN MORE ON OUR WEBSITE



[www.CronebaughAuctions.com](http://www.CronebaughAuctions.com) • 330-295-2195

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





Confirmation  
**7538 Wolfes Crossing RD SE**  
**Gnadenhutten, OH 44629**  
**Real Estate Auction**  
**April 29, 2026 6:00 P.M.**



**TERMS:** 10% non refundable deposit required day of auction with balance due at closing on or around May 30, 2026. All inspections should be completed by the buyer at buyers expense prior to bidding. NO CONTINGENCIES will be added to the contract. Acreage and frontage amounts are based on current county tax maps and all will sell "as is". All information derived from sources deemed reliable but no guarantees or warranties are expressed or implied.

**Welcome to peaceful country living! This well-maintained 2-bedroom home is situated on a beautiful 1.00-acre lot in a quiet rural setting, offering privacy, space, and practical amenities. The home features a functional layout with comfortable living space, ideal for first-time buyers, downsizers, or investors. Enjoy the simplicity of country life with plenty of outdoor room for gardening, recreation, or future improvements. Property highlights include a 25 x 30 detached two-car garage, perfect for vehicles, hobbies, or workshop use, along with a 12 x 20 storage shed providing additional space for tools and equipment. Conveniently located with easy access to nearby communities while still offering a serene setting, this property combines affordability and versatility. House will be open for inspection April 15, 2026 from 5:00-7:00 p.m and one hour prior to Auction on April 29, 2026. 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.**

Total

\$ \_\_\_\_\_

7538 Wolfes Crossing Rd. SE  
 Gnadenhutten, OH 44629

**IMPORTANT REMINDERS:**

- ❖ No Buyer's Premium
- ❖ Time is of the essence.
- ❖ PROPERTY SELLS "AS IS"
- ❖ All Minerals will 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: \_\_\_\_\_

\*\*\*\*\*

